

Whitfield Court, Littlewick Road,
Knaphill, Woking. GU21 2JU
Heritage Statement

Woking Borough Council
April 2022



Built Heritage
Consultancy

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1.0 Introduction

1.1 Instruction

This Heritage Statement has been produced by Built Heritage Consultancy to accompany applications for listed building consent and planning permission for a collection of minor internal and external alterations at Whitfield Court, Littlewick Road, Knaphill, Woking. GU21 2JU (the 'Site').

This Heritage Statement will assess the significance of any on-site heritage assets and any in the surrounding area that might potentially be affected by the scheme proposals. It will also assess the potential heritage impacts on the identified heritage assets in light of the proposed scheme.

1.2. Structure of Report

Section 2 sets out the identified heritage assets to assess as part of this Heritage Statement.

Section 3 sets out the history of the locality.

Section 4 sets out a map regression of the Site.

Section 5 sets out our background understanding of the on-site heritage asset(s).

Section 6 sets out the assessment of significance of the identified heritage assets.

Section 7 provides an overview of the scheme proposals and an assessment of the potential heritage impacts.

Section 8 sets out the summary and conclusions of this Heritage Statement.

The Appendices include any relevant Historic England list entries, a summary of any legislation, policy and guidance relevant to the historic environment and a Bibliography for this Heritage Statement.



Figure 1.1: Location map with the approximate location of the Site marked in blue.

2.0 Identification of Heritage Assets to Assess

2.1 Paragraph 194 of NPPF

Paragraph 194 of the NPPF states: *“In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance....”*

2.2 Identified Heritage Assets

The heritage assets that could potentially be affected by the subject proposals are outlined below. The numbering used below correlates with the Heritage Plot Plan shown at Figure 2.1 opposite to aid the reader with locating the heritage assets:

Designated Heritage Assets

Listed Buildings

1. Whitfield Court (Grade II* listed); and
2. Barn 50 yards west of Whitfield Court (Grade II listed).

The relevant Historic England list entries are attached at **Appendix 2**.

Conservation Area(s)

Lower Knaphill Conservation Area. The Site lies within the conservation area.

Non-Designated Heritage Assets

None.



Figure 2.1: Heritage plot plan with the approximate Site location lying at No. 1’s location above. Please note that the conservation area boundary is not marked on the figure above but is shown at Figure 6.1. The numbers used above reference those at Paragraph 2.2.

2.0 Identification of Heritage Assets to Assess

2.3 Scoped Out Heritage Assets

Outside the Site's boundary and within the identified surrounding area of the Site are numerous heritage assets of varying significance and designations. Having borne in mind Historic England's Historic Environment Good Practice Advice in Planning Note 3—The Setting of Heritage Assets (2017), the heritage assets listed below are considered sufficiently well concealed from potential visual, traffic, emissions and noise impacts by existing topography, street pattern, built form and or dense foliage that they are unlikely to experience any effects to their heritage significance (whether visual, experiential or other) as a result of the proposed scheme. The following heritage assets have therefore been scoped out from our Heritage Statement:

- Longcroft Cottage (Grade II listed);
- Inwoods (Grade II listed);
- Stillwell Cottage (Grade II listed);
- The Barley Mow (Grade II listed);
- Nuthurst (Grade II listed);
- Bluegates (Grade II listed); and
- Nursery House, Barrs Lane (non designated heritage asset).

3.0 History of Knaphill

3.1 Etymology

The village name of Knaphill was derived from 'la Cnappe', or 'Knap' meaning 'at the top of the hill'. The earliest recorded reference to Knap was in 1225. The 'hill' suffix was added during the 15th Century and is believed to be a corruption of the old English term of 'haga' meaning an enclosure which dates back to Anglo Saxon times. The village name has also been spelt historically without the 'k' at the beginning at various times.

3.2 Medieval and Tudor History

Knaphill, or Lower Knaphill as it is today known, grew up at the junction of Anchor Hill/Littlewick Road and Barrs Lane. At this time the settlement was no more than a hamlet, surrounded by fields and countryside.

3.3 17th Century History

The Royal Oak public house on Anchor Hill is the only survivor of the three public houses in Lower Knaphill and dates back to the 17th century.

3.4 18th Century History

A brick kiln once existed approximately where the Winston Churchill School is today, marked on John Rocque's map of Surrey in 1768. Other kilns were almost certainly opened in the 1780s and 90s for the construction of the Basingstoke Canal, with the nearby bridge over the waterway being named 'Kiln Bridge' as a result. The Basingstoke Canal, completed in 1794, was built to connect Basingstoke with the River Thames at Weybridge via the Wey Navigation.

3.5 19th Century History

The main settlement today is centred around Anchor Hill and the High Street, although this area did not develop until the mid 19th Century through the prosperity of the local brickworks.

The area of Lower Knaphill was known as Whitfield in the early 19th century due to the Whitfield Farm buildings around the junction of Littlewick Road and Barrs Lane.

The London & Southampton Railway opened a line from Nine Elms to Woking Common in 1838. The company was renamed the London & South Western Railway Company in 1839.

According to an advertisement in a copy of the Reading Mercury dated 3rd November 1873, the village of Knaphill held a regular cattle market and livestock fair, dating back at least 200

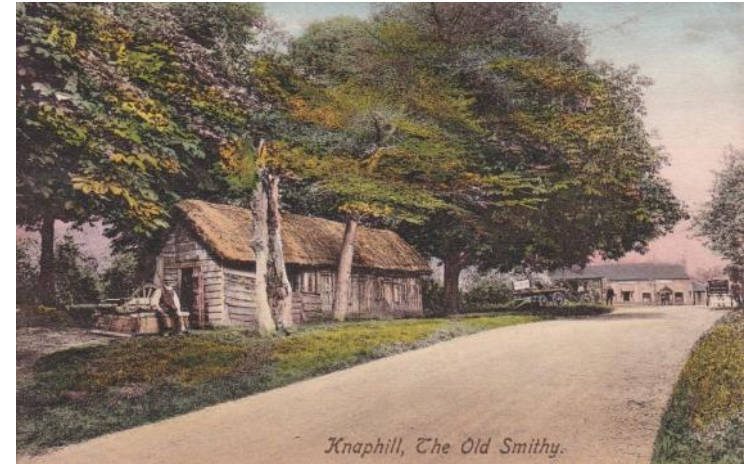


Figure 3.1: A postcard showing the old forge in the late 19th century (Source: The Knaphillian).



Figure 3.2: A postcard of Barrack Hill in 1913 (Source: Postcards Then and Now).

3.0 History of Knaphill

years. It is not clear where the 'Knaphill Fair' was held, but some believe that it took place on or near the Knaphill/Bisley border, perhaps on the edge of Knaphill Common at Limecroft Road. The 'Whit Fair' was historically held on the plot of the Anchor Hotel at the junction of High Street and Lower Guildford Road.

Knaphill's first school, situated in the High Street, opened in the early 1860s. It had expanded by 1884 up to 200 local children. The school was expanded further in 1884 and again in 1906 with capacity for 450 children. To the rear of the High Street was Highclere Farm, from which today's Highclere Road derives its name.

The settlement's brickfields between 1877 and 1889 were owned by the Jackman family, whose name was given to the road today known as Jackman's Lane. Many of the Victorian bricks used in the local area were produced by the Jackmans before cheaper mass-produced ones were imported by rail from the Midlands.

In 1854 a company purchased 2,000 acres in the Woking and Pirbright areas. Within a plot of 400 acres a cemetery was laid out known as Brookwood Necropolis adjoining the Brookwood Station. In 1889 the Woking Crematorium was built.

An iron church, Holy Trinity, was built at Knaphill in 1885. As Knaphill was small it did not have its own parish and remained part of St. John's parish until 1967.

At Brookwood the Surrey County Asylum for Pauper Lunatics, opened in 1867 and much enlarged in 1903. A prison, male and female, first opened in 1859 at Knaphill. In 1858 the Home Office bought just over 64 acres from the London Necropolis Company to construct a special prison for disabled prisoners and those suffering from mental illness in Knaphill. The prison was known as the 'Woking Invalid Convict Prison'. The prison was later transformed into a barracks (the Inkerman Barracks).

The village is also known in horticultural circles for the Knaphill Azalea. The earliest nursery, Waterer's, can be traced back to 1724 when Thomas Waterer was believed to already be farming in Knaphill. In 1809 the nursery started to specialise in rhododendrons and Azaleas. The Knaphill Azalea was created towards the end of the nineteenth century by Anthony Waterer at what became Waterer's Nursery in Knaphill. The business continued to be owned by the Waterer family until 1976.

The Royal Standard public house, located behind the village forge, first appeared in 1861 and then closed in the 1920s. The Queens Head public house was located in Robin Hood Road, but was demolished in the mid 1980s. The Garibaldi public house was built towards the end of the 1860s. The Crown on the High Street first appeared on the 1871 census as a 'beerhouse'.



Figure 3.3: Postcard showing Inkerman Barracks in 1914 (Source: the Card Index).



Figure 3.4: High Street, Knaphill in approximately the late 19th century (Source: The Knaphillian).

3.0 History of Knaphill

3.6 20th Century History

At the beginning of the 20th Century Knaphill remained a small hamlet of just a few houses and farms clustered at the junction of Anchor Hill/Littlewick Road and Barrs Lane. The Anchor Hotel with its stables and a small thatched farmhouse was situated at the junction of Anchor Hill and Highclere Road. A sparse scattering of houses had started to emerge along the Broadway and what is now Chobham Road but otherwise common land stretched between the village centre and Brookwood Station.

A more substantial village church was built in Chobham Road, also called Holy Trinity Church, with the foundation stone being laid in 1907.

In the early 20th century the village post office was located at Belchers. By the 1920s there was approximately 50 shops along High Street, with four butchers alone. There were also two slaughterhouses, so cattle, sheep and pigs were a common sight in 'Mr. Moore's' yard at the back of the High Street.

In 1967 the Winston Churchill County Secondary School was built on Hermitage Road by Raymond Ash who was the County Architect.



Figure 3.5: The village Post Office in the early 20th century (Source: Knaphill.org).



Figure 3.6: A postcard showing the 'View from Anchor Hill, Knaphill' in the late 19th century (Source: Knaphill.org).

4.0 Site Map Regression



Figure 4.1: Extract of a survey of the Site (Surrey History Centre Ref. No. 7641) confirming the building was known as Knight's Farm at that time and belonged to Joseph Whitfield Esq. The plan is believed to date from the 1730s-40s. The plan is at a fairly low level of detail and so the building forms shown are assumed to be approximate only. An outbuilding and the western barn are shown to the left. Source: Philip Arnold, 2016.



Figure 4.2: Parish valuation map of 1851 showing Whitfield Farm with the approximate Site location marked in red (Source: Philip Arnold, 2016). This map shows a shallow extension to the centre of the Front Range's rear elevation, which comprised the Georgian stair core extension and the monopitched outshut extension. Both are evident in Edward Hassell's paintings of the house in 1830 (see section 5). We can also see the two elements of the Western Annex shown in Figure 5.2.

4.0 Site Map Regression

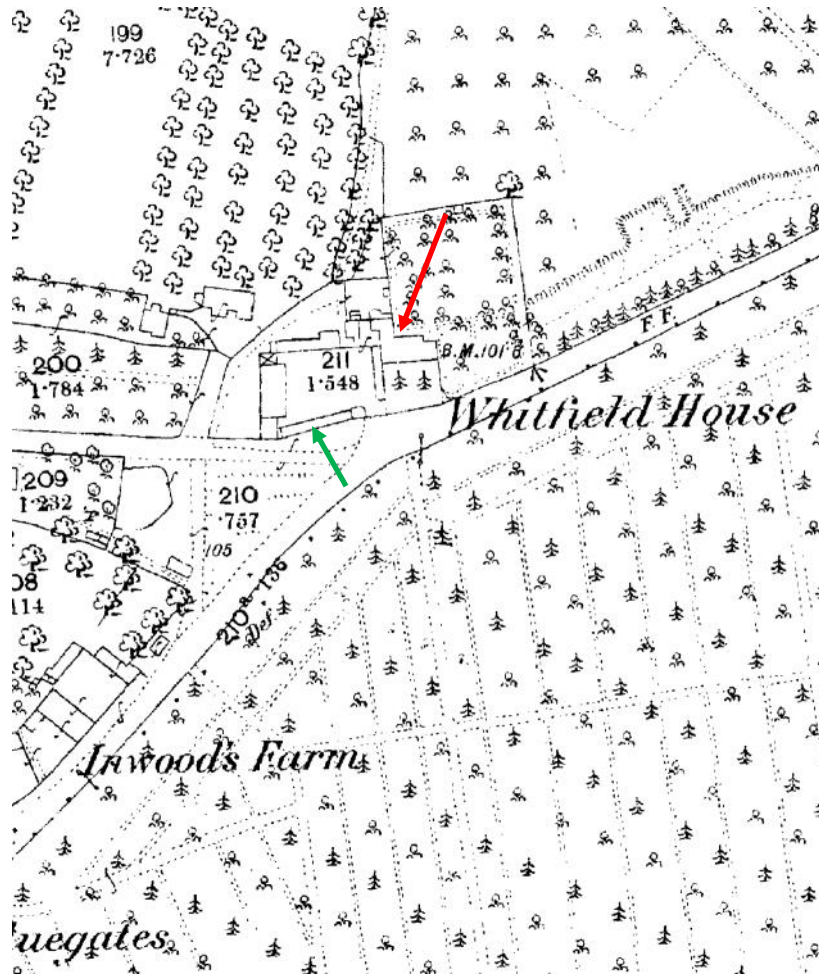


Figure 4.3: 1871-1882 OS map with the approximate location of the Site marked in red. Also note the farm building along the Barrs Lane front boundary (marked in green). This farm building was also shown on Figure 4.2. This map shows that there was a small extension on the northern end of the Rear Range at this time.

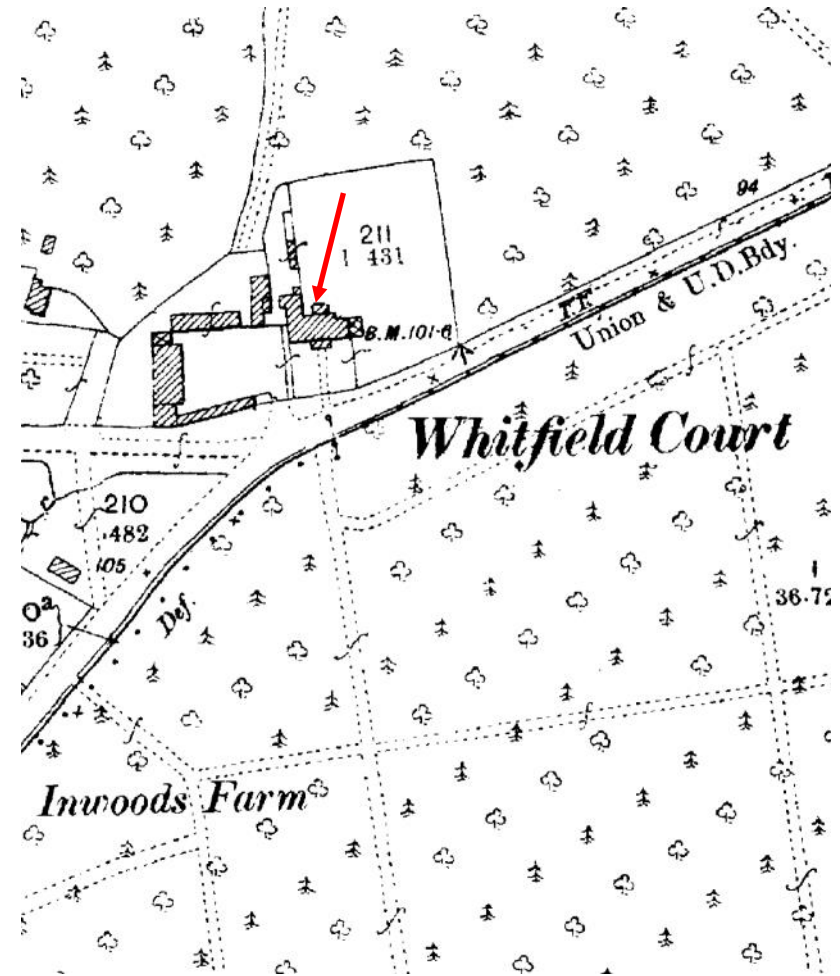


Figure 4.4: 1896 OS map with the approximate location of the Site marked in red. This map shows the 1883 rear extension, and a conservatory to the eastern elevation's eastern end. We can also see a large porch to the front elevation. It is not clear if this is an over zealous depiction of the doorcase of Figure 5.1. This map also shows that the Western Annex appears to have been rebuilt since Figure 4.3.

4.0 Site Map Regression

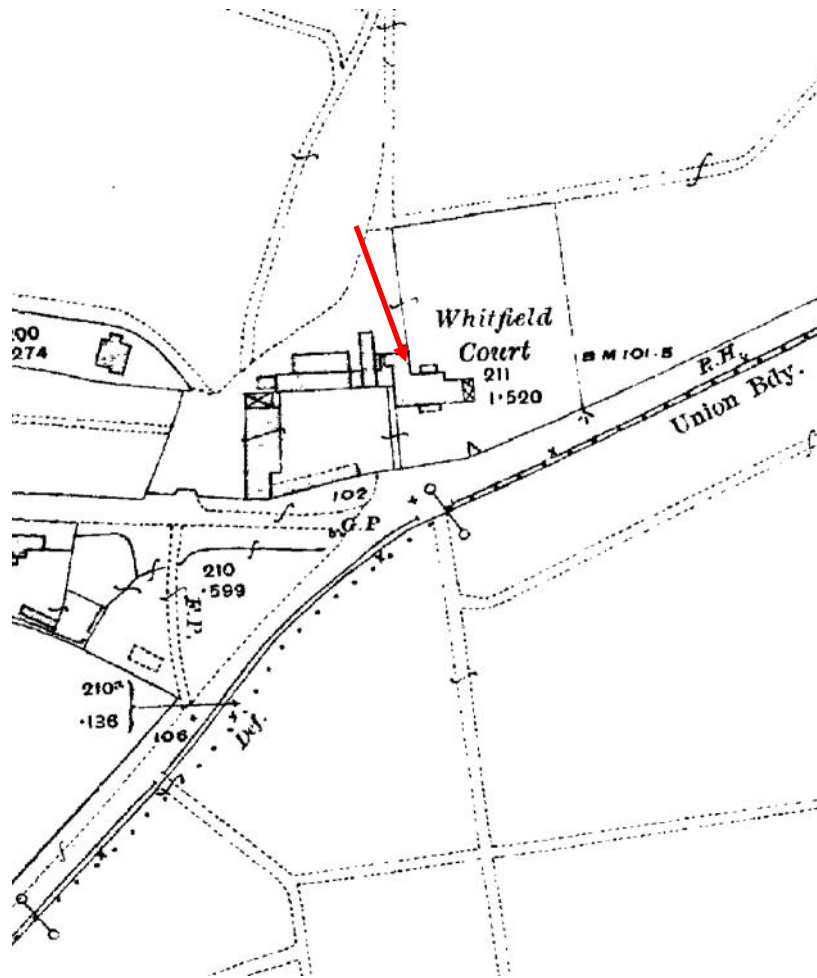


Figure 4.5: 1915-16 OS map with the approximate location of the Site marked in red. There is no relevant on-site change since Figure 4.4.

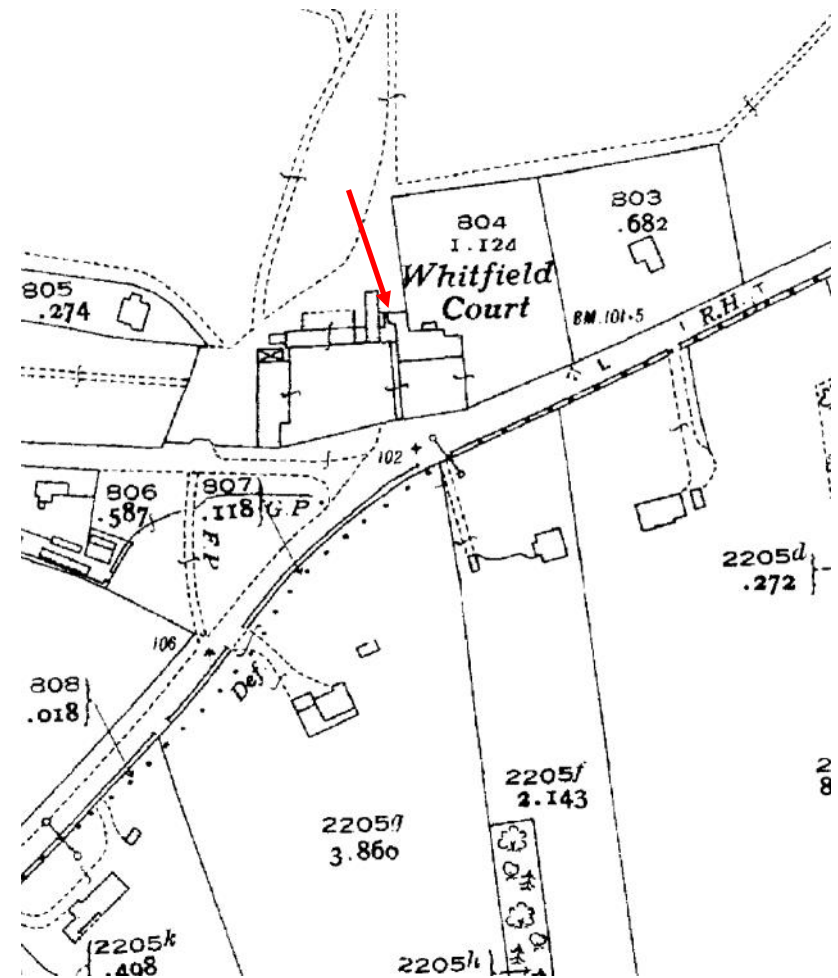


Figure 4.6: 1935-36 OS map with the approximate location of the Site marked in red. This map shows that the conservatory to the eastern elevation has been removed since Figure 4.5 as has the front elevation porch or doorcase. Note the southern farm building that once lay on the southern boundary fronting Barrs Lane has been removed since Figure 4.5.

4.0 Site Map Regression

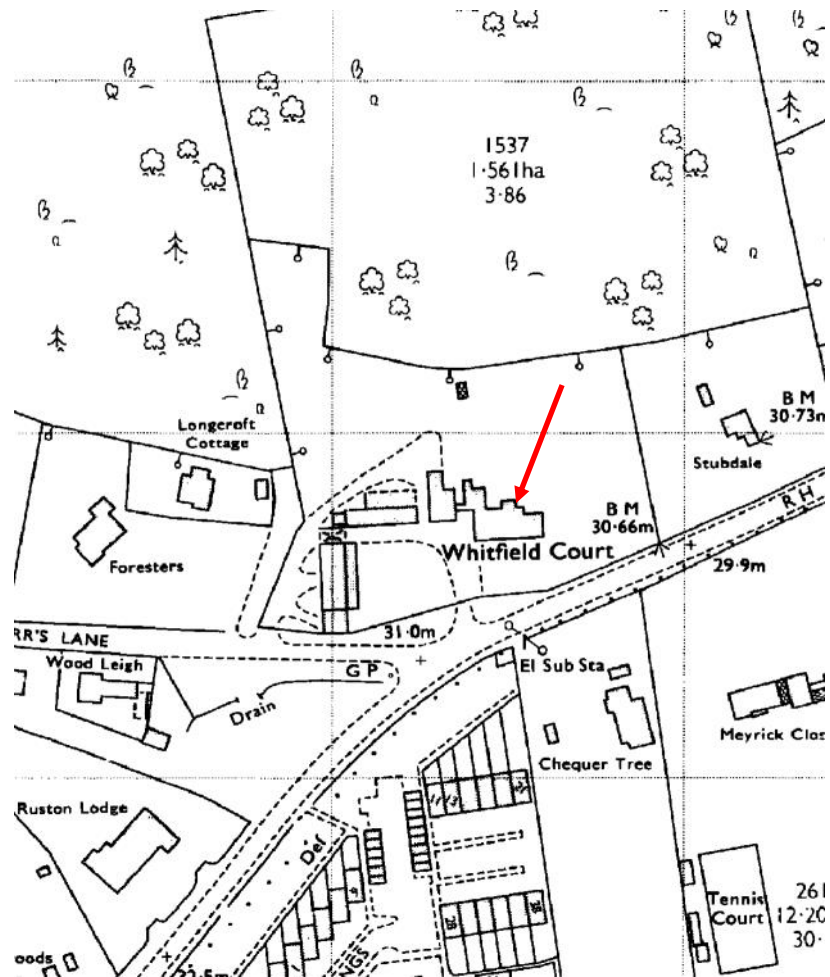


Figure 4.7: 1972-73 OS map with the approximate location of the Site marked in red. This map suggests that there was a covered walkway between the western elevation of the Rear Range and the Western Annex by this time.

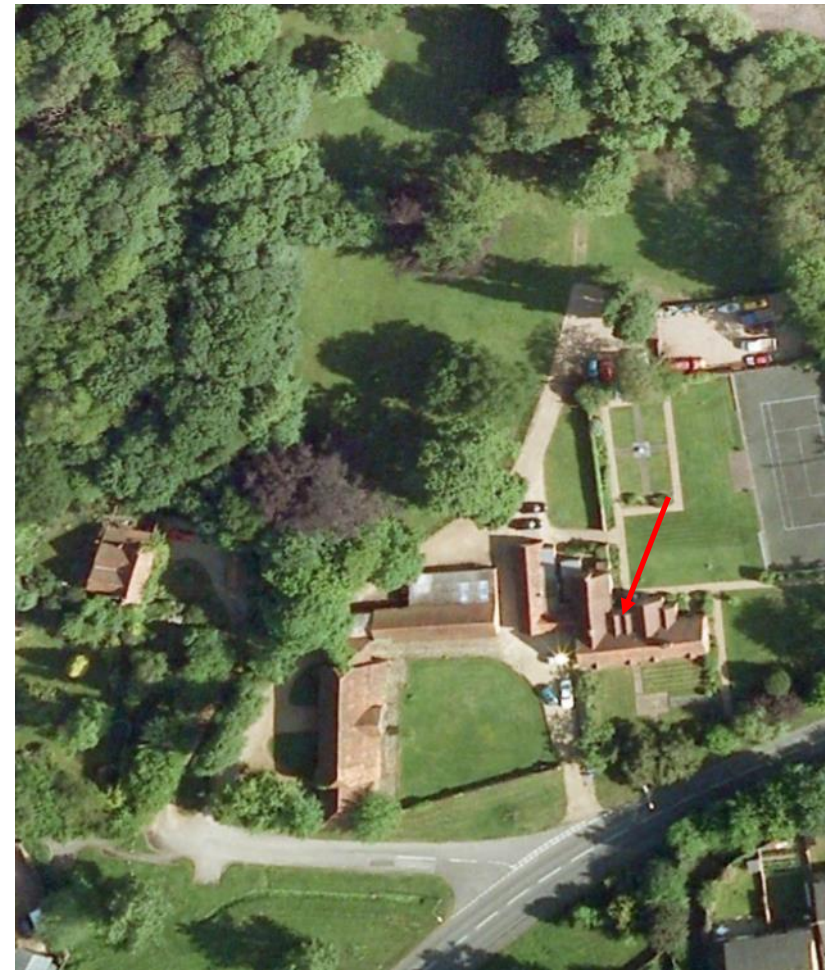


Figure 4.8: Showing a 2009 Google Earth aerial photograph. This image shows the two new gabled roofs (marked in red) installed on the rear elevation of the Front Range, following consented Application Reference: PLAN/2004/1048.

5.0 Background Understanding of On-Site Heritage Asset(s) - Exterior



The rear part of the building will be described hereinafter as the 'Rear Range'. The range fronting Littlewick Road will be referred to as the 'Front Range'.

Figure 5.1 (Top Left): Watercolour of the Front Range's front elevation by Edward Hassell in 1830 (Source: Philip Arnold, 2016—original source British Library).

Figure 5.2 (Top Right): Watercolour of the western elevation of the Front Range and western elevation of the Rear Range by Edward Hassell in 1830 (Source: Philip Arnold, 2016—original source British Library). This figure shows windows to the Rear Range at first floor level (one blocked) in 1830, whereas Figure 5.3 shows no windows to the Rear Range to its eastern elevation at that time.

Figure 5.3 (Bottom Left): Watercolour of the rear elevation of the Front Range and eastern elevation of the Rear Range by Edward Hassell in 1830 (Source: Philip Arnold, 2016—original source British Library). The ground floor window to the eastern side of the Rear Range appeared to be a 4-light casement with leaded lights in 1830.

5.0 Background Understanding of On-Site Heritage Asset(s) - Exterior



Figure 5.4: View showing the house's front elevation in 1978. Note the diapered roof tiling (Source: Surrey Archives).



Figure 5.5: View showing the house's front and eastern elevations in 1978. (Source: Surrey Archives).



Figure 5.6: Showing the house's western end, outbuilding and part of the western barn in 1972. Note the diapered roof tiling (Source: Surrey Archives).



Figure 5.7: Showing the house's western elevation in 1978 (Source: Surrey Archives). Note the absence of the gabled roof to the covered passage way.

5.0 Background Understanding of On-Site Heritage Asset(s) - Exterior



Figure 5.8: View showing the house's western end in 1972. Note the diapered roof tiling to the Rear Range (Source: Surrey Archives).



Figure 5.10: Rear elevation of the Front Range and the eastern and northern elevations of the Rear Range in 1978 (Source: Surrey Archives).



Figure 5.9: Front elevation in 2003 (Source: Historic England list entry).



Figure 5.11: Western elevation of Front Range in 2004 (Source: Phillip Arnold). Note the semi-circular window is open at this time.

5.0 Background Understanding of On-Site Heritage Asset(s) - Exterior



Figure 5.12: Showing part of the Front Range's rear elevation and the eastern elevation of the Rear Range in 2004 (Source: Phillip Arnold).



Figure 5.13: View showing the Front Range's eastern elevation (first floor) in 2004 (Source: Phillip Arnold).

5.0 Background Understanding of On-Site Heritage Asset(s) - Interior



Figure 5.14: View of the room today known as the Office in 1979 (Source: Surrey Archives).



Figure 5.15: Interior view of the door near the western end of the loft in 1978 (Source: Surrey Archives).

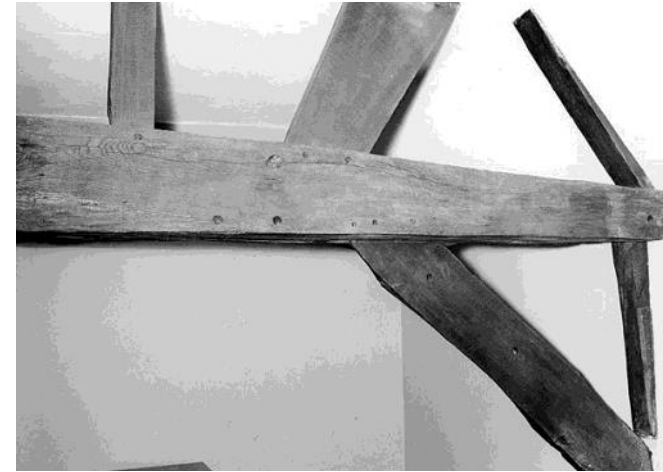


Figure 5.16: First floor rear wing in 1979 (Source: Surrey Archives).

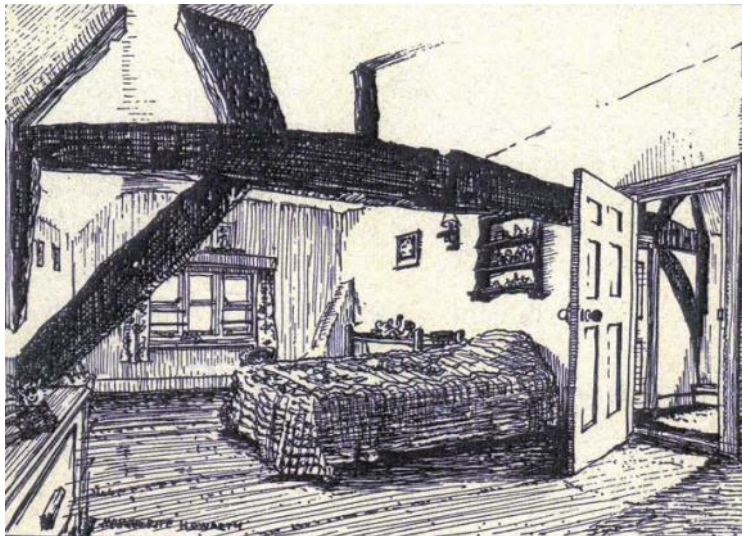


Figure 5.17: Showing a pen and ink drawing of the Rear Range first floor (part) in 1959 by Marguerite Howarth (Source: Philip Arnold).

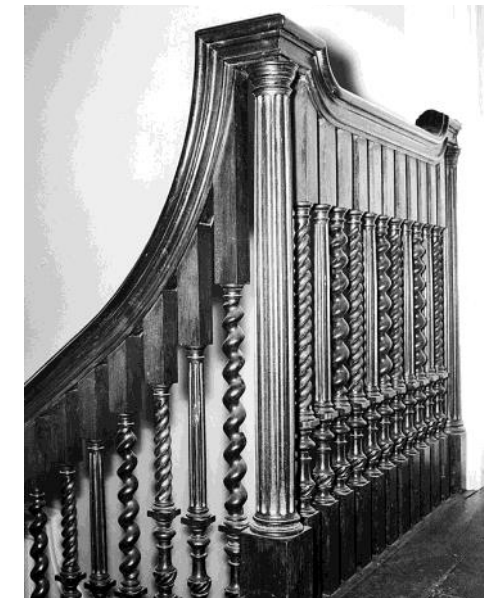


Figure 5.18: Detail photograph of the main staircase in 1979 (Source: Surrey Archives).

5.0 Background Understanding of On-Site Heritage Asset(s) - Planning History

Planning History

From the available online planning and listed building consent history on the Woking Borough Council planning portal the following are the most relevant applications to the Site:

- PLAN/2004/0894 for “Replacement of roof and renovation of attic requiring (1) installation of stairs from first floor to attic, and (2) installation of two rooflights in centre of attic on rear elevation only”. The proposed rooflights were shown to be either side of the 1883 rear extension. Permitted on 8th November 2004.
- PLAN/2004/0974 for “Alteration to existing smallest rear gable & windows by extending the rear wall to first floor gable height”. Permitted on 29th October 2004.
- PLAN/2004/1048 for “Alteration to single storey rear elevation by extending in height with 2 symmetrical gables & centralised windows”. Permitted 22nd October 2004.

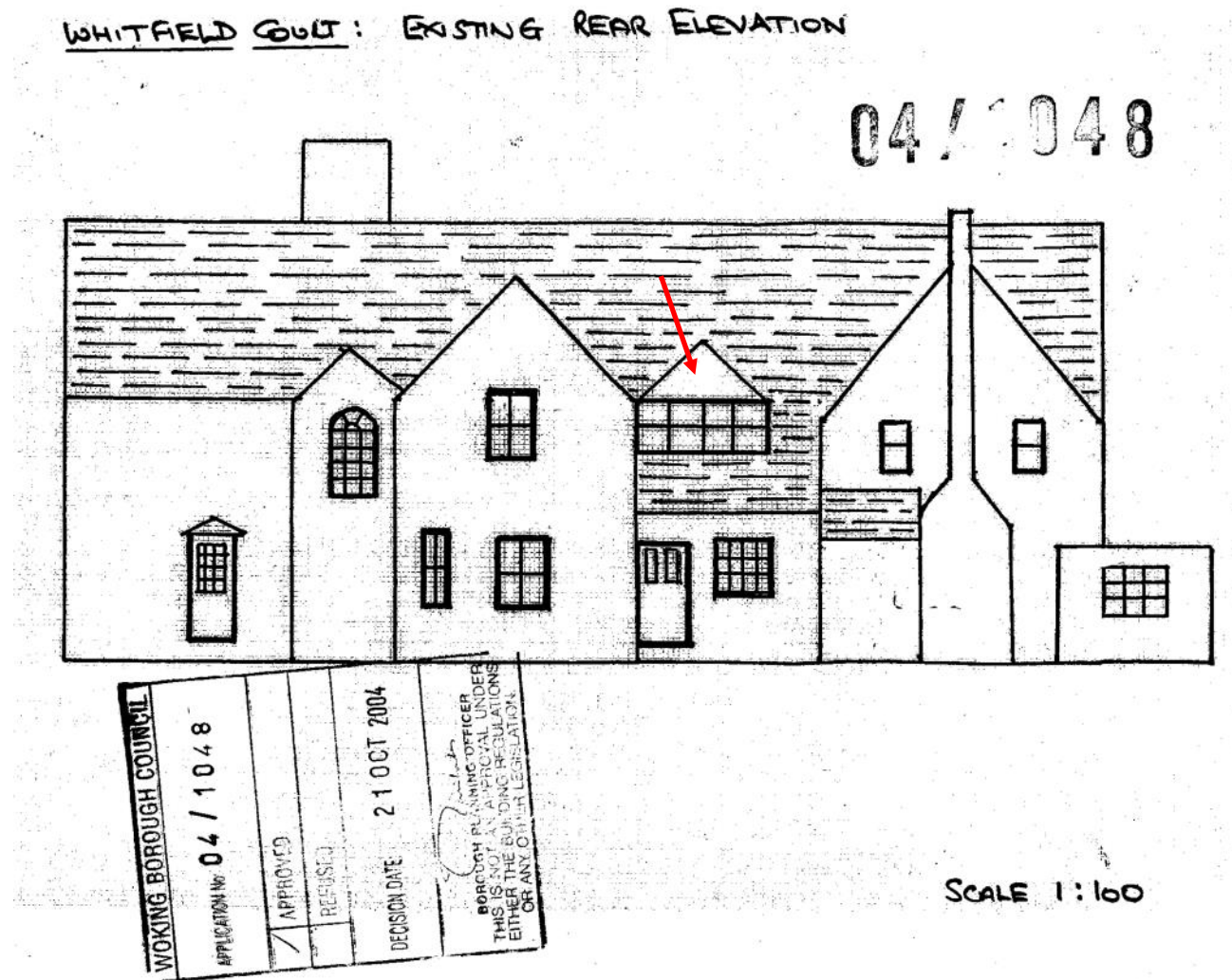


Figure 5.19: Existing Rear Elevation in 2004 as part of Application Reference: PLAN-2004-1048. Note the dormer window to the outshut extension (marked in red).

5.0 Background Understanding of On-Site Heritage Asset(s) - Site Inspection—Exterior

Architectural Description

Building Phasing

The phasing of the house is somewhat unclear. There are three principal options for the phasing:

- The Historic England list entry suggests that the house was built as a three bay timber framed house in the 16th century with the front range being the earlier range, and a rear range being later of an unspecified date, and a Georgian stair wing built in the 18th century and later additions in the 19th century.
- The Domestic Building Research Group undertook a detailed review of the house in 1996 and their conclusions were that the Front Range and Rear Range were built at the same time in the 17th century, together with the 17th century staircase (since largely rebuilt in the Georgian period). The roof structure to the Front Range appears to be 17th century in the use of straight braces, there is a timber framed mullioned window with ovolo profiled mullions indicating a 17th century date, and a 17th century straight brace to 17th century rear stair core (since largely replaced by the Georgian stair core). The presence of Queen Post trusses in the Front Range's roof appears to suggest a date in the early-mid 17th century (bearing in mind also the straight braces).
- Another option is that the Rear Range is in fact the earlier of the two ranges. The Rear Range as seen in the 1830 painting appears to resemble a hall house without windows to the western elevation at first floor, there are curved window braces to the room known today as the Master Bedroom which typically stopped being used in approximately 1570 (Source: Vernacular Architecture dating survey of timber-framed buildings in Surrey), and also a curved brace to the western wall to the new stairs to the loft, which runs along the eastern wall of the Western Bedroom.

On the basis of the thin archival information available to review at this time (Covid restrictions have meant no visit to the local archives) it seems likely on the balance of the evidence at hand that the Rear Range and Front Range were both built in the first half of the 17th century at the same time.

The 17th century date of the Front Range indicates why there was no corridor built to this range originally, with the rooms at ground and first floor level for the most part originally being accessed directly through one another by way of opposing doorways. If

this Front Range had been 18th century we would have expected to see corridors forming part of the original design.

Both ranges were remodelled in the 18th century when the house was encased in brick and new window openings added. The Front Range was remodelled in the 18th century in a Classical Revival style with subtle Palladian references. Figures 5.1-5.3 appear to suggest the elevations were rendered at this time, perhaps scored, to increase the resemblance to ashlar. Also in the 18th century a replacement stair core extension was added to the rear elevation of the Front Range including a semi-circular headed window. At approximately the same time an outshut extension was added to the rear elevation of the Front Range to act as a corridor.

A late Victorian two storey rear extension was added in 1883 to the rear elevation of the Front Range and for a time a conservatory to the eastern side of the Front Range. A small single storey rear extension to the Rear Range was added between 1851 (Figure 4.2) and 1871-82 (see Figure 4.3). It had been removed by 1896 (see Figure 4.4.), with a small potting shed being added to the north-eastern corner of the northern elevation by 1896. The front elevation of the Front Range was remodelled once again in the late 19th century relocating the front door and remodelling the windows, removing the roof stacks (certainly altering the design of the chimneystacks evident in the 1830 painting), removing the render from the elevations and adding faux dormers at eaves level to the front.

A single storey extension was added to the north-western corner of the Rear Range in the mid 20th century. The outshut rear extension (Front Range) was extended vertically in approximately 2005. The roof covering of red clay plain tiles was renewed in the early 21st century.

The above are our working assumptions of the building's phasing at the present time. However, as discussed, the available evidence reviewed to date is sparse and combined with the fact that much of the original timber frame of the original building is not exposed to view given the presence of panelling (amongst other things), the exterior being encased in brick, as well as many alterations throughout the life of the building.

5.0 Background Understanding of On-Site Heritage Asset(s) - Site Inspection—Exterior

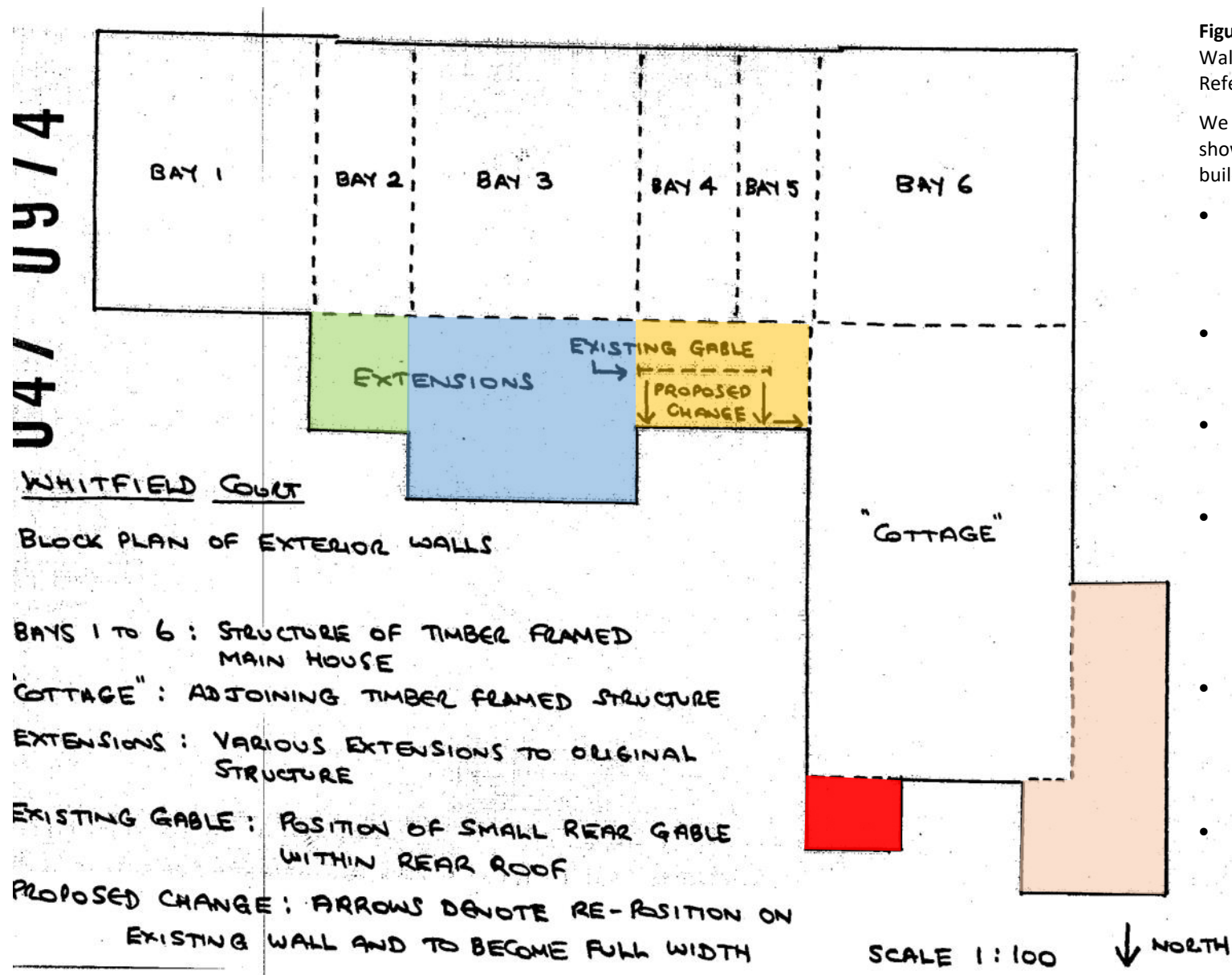


Figure 5.20: 'Block Plan of Exterior Walls' forming part of Application Reference: PLAN-2004-0974.

We have shaded this drawing to show our understanding of the building's phasing as follows:

- Bays 1-6 of the Front Range and the 'Cottage' (all unshaded) both likely date to the C17.
- The area shaded green denotes the Georgian rear stair core extension.
- The area shaded blue denotes the 1883 late Victorian rear extension.
- The ground floor area to the section shaded orange likely is contemporaneous with the green area. The first floor section forms an extension added post 2004.
- The area shaded red denotes the small rear extension to the Rear Range between 1871-82 (see Figure 4.3) and 1896 (see Figure 4.4).
- The area shaded pink denotes a 20th century single storey extension.

5.0 Background Understanding of On-Site Heritage Asset(s) - Site Inspection—Exterior

EXTERIOR

Front Range—Front Elevation

As seen today the elevation shows some remodelling in the late 19th century. It is arranged across four bays and two storeys. The elevation is also marginally stepped forward to its western and eastern ends in a subtle Palladian manner, likely installed as part of the 18th century remodelling of the front elevation.

The elevation is built of red brick in Flemish bond. The brickwork shows areas of much change over time with many infilled former openings and brickwork of various hues and ages. The brickwork carries vestiges of former tuck pointing across the various parts of the elevation, in particular around the ground floor canted bay window. The brickwork was measured during our site visit and is much varied in size, however, typically it ranged between 215mm-226mm and 60-63mm. Parliament fixed brick sizes in 1776 at 8.5 x 4 x 2.5 inches (216 x 102 x 63mm). This might indicate a potential date of the late 1770s or early 1780s for this brickwork.

Figure 5.1 shows us that the front elevation used to have a fine eared doorcase with prominent dentilled pediment and 6-panelled door to the centre of the elevation in 1830. The entrance has since been relocated marginally off-centre to the centre-west bay. The previous doorway has been infilled with red brick of a slightly darker red hue and the location of this previous doorway is evident on close inspection.

The location of the today's entrance door was the previous location of the window west of the entrance shown in Figure 5.1. The entrance has relatively plain surface mounted mouldings to the pilastered timber doorcase, timber corbels and a corniced canopy

covered with lead. The door is 6-panelled and has a black lacquered Gothic letter box and door knocker and brass door handle. The rectangular 'light' above is subtly adorned by lead comes, and likely dates from the early 20th century. Following installation of this later doorway a window was created to its western side under a flat arched head of red bricks in soldier bond. The window is a timber '2 over 2' sash window and the cill is a modern mid-late C20 concrete cill or a brick cill covered with cementitious render. The cementitious elements detract from significance.

We can see in the 1830 painting at Figure 5.1 that the two ground floor windows either side of the central entrance door had segmental brick heads. The example to the centre-east as seen today retains a segmental arch formed of red brick in soldier bond. The window is not a '8 over 8' sash as per Figure 5.1, but today is a timber '2 over 2' timber sash matching the others to the front elevation. The cill below is a modern mid-late C20 concrete cill or a brick cill covered with cementitious render. The cementitious elements detract from significance.

A tripartite sash window historically lay to the left (western) hand side (see Figure 5.1) but has since been replaced by a late 19th century canted single storey bay window under a hipped roof. The roof of the canted bay is covered with red clay plain tiles. The windows to all three sides of this bay have timber '1 over 1' sash windows. At low level is a metal airbrick indicating the timber floor within the Sitting Room. There is also a further airbrick under the eastern window to the front elevation ventilating the timber floor in the Office. The cills below all the windows are modern mid-late C20 concrete cills or brick cills covered with cementitious render. The cementitious elements detract from significance.



Figure 5.21: Front Range's front elevation.



Figure 5.22: Showing evidence of tuck pointing on the Front Range's front elevation. The example shown lies on the canted bay window.

5.0 Background Understanding of On-Site Heritage Asset(s) - Site Inspection—Exterior

At present the front elevation contains a number of instances where the cabling has been affixed to brickwork, leading to a small loss of historic fabric. These installations are unsightly and detract from significance.

In addition the window openings at first floor level appear wider than in 1830 indicating these may have been widened. Certainly the previous 8' over 8' sashes have been replaced with late C19 or early C20 '2 over 2' timber sashes. In addition they have been given gabled faux dormer roofs with finials above in a vernacular revival revision to the front elevation. These additions also included moulded timber bargeboards, and herringbone weatherboarding to their gable ends, which enliven the dormers somewhat. All cills are concrete, seemingly installed in the mid-late 20th century or are brick cills covered with cementitious render. Certainly the western example is the latter variety as brickwork can be seen through a crack in the cementitious render. The cementitious elements detract from significance.

At eaves level are red brick dentils across the front elevation. This element is evident on the painting of 1830 and also likely dates to the 18th century.

The two highly prominent chimneystacks to the roof shown in 1830 have been removed. The eastern example has been revised to form an austere red brick triple flue stack. The western example has been removed entirely and today there is no visible remnants of this element externally. There is no evidence that this stack served any fireplaces internally and was either added to balance the front elevation architecturally or the artist was using artistic license in Figure 5.1..

The roof to the Front Range is gabled and covered with sympathetic red clay plain tiles. The roof covering until 2004 contained red clay plain tiles with diapering. The tiles were removed in approximately 2004 as part of



Figure 5.23: Showing the main entrance doorcase and corniced canopy.



Figure 5.24: Showing the later window to the west of the current main entrance. Note the reformed window opening.



Figure 5.25: Showing the former location of the former central entrance, since infilled. Note the brickwork is a slightly darker hue.



Figure 5.26: Showing the airbrick below the canted bay window. Also note that the concrete cill to the central window is cracked.

5.0 Background Understanding of On-Site Heritage Asset(s) - Site Inspection—Exterior

renovation works to the roof, and relaid without the diapering.

The front elevation also includes uPVC guttering and one uPVC downpipe to the western side. These elements detract from significance. The remaining downpipes to the front elevation are cast iron (painted black) and contribute towards significance.

To the western side of the elevation ivy is growing on the elevation, which will be slowly damaging the brickwork due to its method of attachment. This element detracts from significance.

Front Range—Western Elevation

The brickwork to the western elevation was measured during our site visit to gauge an approximate date of the brickwork. The brickwork measured approximately 220-225mm x 62-65mm. This seems to broadly indicate that the brickwork is late 1770s or early 1780s. It appears that the eastern elevation brickwork retains remnants of the render shown in the 1830 photograph. It seems unlikely therefore the western and elevation comprise post 1840 Imperial bricks.

The 1830s painting at ground floor level we can see a 6-panelled door set within a corniced doorcase. The painting also shows the remnants of a blind window either side with the flat arched heads of rubbed bricks still clearly visible today. The former doorway has since been infilled with red bricks. Today we can see a segmental shape to this former doorway suggesting the head was altered at some point post the 1830s, before its infilling. The metal fixing points for the doorcase to the elevation remain visible recessed into the elevation brickwork. To the north of the former doorway a C20 timber window has been added below the previous window head, but incongruously in that it is wider than



Figure 5.27: Showing how the front elevation is slightly steeped forward to its western and eastern ends. Also note the uPVC guttering and the cables attached to the brickwork.



Figure 5.28: Showing the western elevation of the Front Range (to the centre-right).

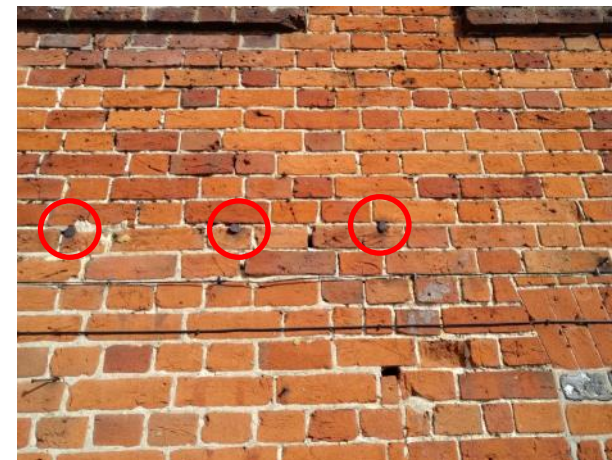


Figure 5.30: Showing the metal fixings (marked in red) to the former doorcase on the Front Range's western elevation.

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the historic opening and the top of the window does not align below the historic head. This later window detracts from significance.

At first floor level the 1830 painting shows a '6 over 6' sash window under a peaked flat arch formed of red rubbed brick head. The historic head remains today but the window has been replaced with a timber '2 over 2' sash window. The head of the first floor window has rubbed bricks and likely the same age as the windows either side of this window and at ground floor level. Either side of the central window is a blind window infilled with later over-fired bricks in header bond. The head to these windows are flat arched and formed of red rubbed bricks.

In the gable end are two red brick string courses. Between these is a semi-circular window with a single pane set within a head of red rubbed bricks. The gable end window is shown as glazed in the Figure 5.7 (1978) and Figure 5.11 (2004). This window remains glazed today.

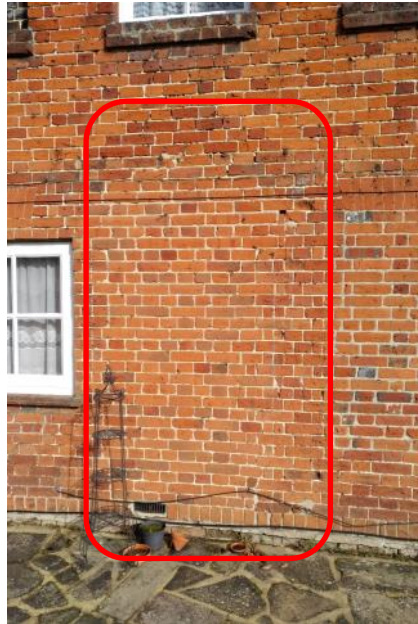


Figure 5.31: Showing the approximate location of the former doorway (marked in red on the western elevation).



Figure 5.32: Showing the northern ground floor window to the Front Range's western elevation. Note how the window is wider than the head.



Figure 5.33: Showing the ground floor of the Front Range's western elevation.



Figure 5.34: Showing the first floor and gable end of the Front Range's western elevation.

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Front Range—Eastern Elevation

The ground floor windows on this elevation, including a central larger window (as opposed to former doorway) have all been infilled with over fired brickwork in header bond. The heads similarly are flat arches formed of rubbed bricks laid in lime putty. There is an airbrick below the ground floor central window which ventilates the Office's timber boarded floor. The brick cill has a brick missing as does the northern brick cill. Above, a small crack runs from the ground floor central window head to the first floor central window cill.

There is visual evidence for the former conservatory that abutted the eastern elevation between 1896 and 1915-16 (and possibly longer). One course below the window cills to the first floor flanking windows is a thicker than usual mortar joint between the courses of brickwork above and below. This was seemingly the former junction of the conservatory and the brickwork. This spot is marked in green at Figure 5.38.

This elevation at first floor level and above is largely identical to the western elevation.

At first floor level the two flanking windows are the same size as those on the ground floor, are similarly blind and set under matching heads to those at ground floor. The central first floor window is a timber '2 over 2' sash window set under a peaked flat arch formed of rubbed bricks laid in lime putty.

As regards the gable end semi-circular window, Figure 5.5 from 1978 and Figure 5.13 from 2004 show the window as blind having been infilled historically with red bricks. This window was reopened and today is glazed following the conversion of the attic floor to domestic use in 2004.

The brickwork on the eastern elevation retains evidence of being rendered at some point. This is potentially the



Figure 5.35: Showing the eastern elevation of the Front Range.



Figure 5.36: Showing the ground floor of the Front Range's eastern elevation.



Figure 5.37: Showing the first floor and gable end of the Front Range's eastern elevation.



Figure 5.38: Showing the head to the central first floor window to the Front Range's eastern elevation. Note the collapsing brickwork (marked red) and the junction of the previous conservatory (marked green).

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remnants of the render shown in the 1830 painting. The brickwork was measured during our site visit and extends to approximately 236-237mm x 65-66mm. In 1784, after the American War of Independence, Parliament taxed each brick used, so some bricks were made larger, up to 10 x 5 x 3ins (254 x 127 x 76mm). The brick measurements seen on-site suggest therefore that the eastern elevation brickwork is slightly later than the western elevation.

Front Range—Rear Elevation

The rear roofslope is also gabled and covered with red clay plain tiles. There are two inconspicuous rooflights at roof level.

Western Section

The elevation presents with a red brick outer skin laid in Flemish bond, likely concealing a timber frame internally.

At ground floor level on the eastern side is a partially glazed and partially panelled French door. A very modestly detailed timber doorcase flanks the door with similarly modest, almost rudimentary scrolls above. These are historic and appear to date to the early 20th century. The gabled canopy above is formed of timber, with horizontal weatherboarding to the gable end and covered with asphalt. This gabled roof is modern, relatively low-grade and detracts from significance. The timber lintel to this doorway has recently been repointed with cementitious mortar that also detracts from significance.

At low level either side of the door is a small hole, through which one can see two timber members. These are presumably part of the timber frame.

Above this section of the elevation is a brick dentilled eaves cornice, which is shown in the painting of 1830 and likely forms part of the 18th century phase of works.



Figure 5.39: Showing the doorway to the western extreme of the Front Range's rear elevation.



Figure 5.40: Showing the brick dentils to the western extreme of the Front Range's rear elevation.



Figure 5.41: Showing the rear elevation of the Front Range and the eastern elevation of the Rear Range.



Figure 5.42: Showing the brick course on the stair core's eastern elevation that diminishes from a full height brick to nothing (marked in red).

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Georgian Stair Core

To the centre-east of the elevation is a stair core constructed in approximately the Georgian period. This addition is dominated by the large '10 over 6' timber sash window set under a semi-circular head of red rubbed bricks laid in lime putty. There is a distinctive brick apron below the window.

To the western side of the stair core one of the brick dentils is damaged and has partially fallen off. A section of brickwork to the western elevation of this stair core diminishes from a full brick height to nothing along the course of bricks, potentially indicating a structural compensation as a later repair due to structural movement.

A downpipe is missing to the western elevation of the Georgian stair core. This is leading to the elevation brickwork becoming saturated. Above is low-grade uPVC guttering that detracts from significance.

The brickwork to the western side of the rear elevation appears to have structural movement. There are also some bricks missing and several cracks in the brick plinth.

The Georgian stair core addition is set under a gabled roof covered with red clay plain tiles. As seen today the gable end includes moulded timber bargeboards and a moulded timber finial. These are not visible in Figure 5.10 (1978) or Figure 5.12 (2004) and are clearly modern additions. The design references the bargeboards to the faux dormers to the front elevation.

The brickwork to the gable end appears later, potentially late 19th century and suggests the gable end have been rebuilt at some point.

Victorian Extension

To the centre of the elevation is a two storey red brick



Figure 5.43: Showing the Georgian stair core.



Figure 5.44: The brickwork to the western side of the Georgian stair core appears to have structural movement.



Figure 5.45: Showing the Victorian Extension.



Figure 5.46: Showing the cracked concrete cill to the Victorian Extension's western ground floor window.

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addition built in 1883. Indeed, in the gable end is a stone plaque that reads “A.W. 1883”.

On the eastern elevation is uPVC guttering that has become blocked and is causing rainwater to saturate the eastern elevation of this extension. In addition a number of bricks on the eastern elevation have lost their brick faces, potentially from freeze thaw action caused by cementitious pointing.

To the eastern side of the rear elevation (ground floor) is a ‘2 over 2’ timber sash set under a segmental head formed of two rows of red rowlock bond brickwork. To the centre is a ‘2 over 2’ timber sash window with a similar head other than the two end bricks are in soldier bond. Both cills are concrete, the central one has a large crack. The brick head of the central window is beginning to collapse (marked in green at Figure 5.47). Its lower row of brickwork to its segmental arch have been rebuilt incorrectly by introducing a flat arch. This has led to a large mortar joint above and is also not strong enough to act as a window head. This may be the reason for the structural cracking running from this window head up to the cill of the first floor level (TBC).

At present the elevation is dominated by several downpipes, overflow pipes and SVPs. The uPVC SVP detracts from significance. These have been inserted into the elevation crudely and the openings surrounded by unsightly cementitious mortar. Both also detract from significance.

As discussed there is a crack (marked in red at Figure 5.47) leading from the central ground floor window’s head to the cill of the first floor window.

At low level is an airbrick below the central ground floor window ventilating the timber floor to the ante-room off the downstairs W.C..



Figure 5.47: Showing the crack from the ground floor central window’s head to the first floor window cill. Also showing the cementitious mortar surrounding many SVPs and overflow pipes.



Figure 5.48: Showing the gable end of the Victorian Extension. The stone plaque’s location is marked in red.



Figure 5.49: Showing the western elevation of the Victorian Extension.



Figure 5.50: Showing the airbrick to the base of the Victorian Extension.

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At first floor level is a '2 over 2' sash window set under a flat arch formed of red bricks in soldier bond. The cill is stone. The elevation is somewhat overwhelmed by uPVC SVPs and overflow pipes that detract from significance. As seen today the gable end includes moulded timber bargeboards and a moulded timber finial, which appear original to this extension.

The brickwork above first floor level is not tied into the rear elevation of the Front Range. This is because historically a mono-pitched outshut extension existed at this location and the present vertical extension was only built recently following Application Reference PLAN/2004/1048.

Extension Between Victorian Extension and Rear Range

Looking at the 1830 painting of the rear elevation we can see that a monopitched outshut extension existed between the Georgian Stair Core and the Rear Range.

At ground floor level is a 2-light timber casement set under a red rubbed brick head laid in lime putty. We can see from Figure 5.12 that this remained in 2004 and indeed in 1978 (Figure 5.10). The casement appears to date to the early 20th century. This head appears to date to the 18th century and appears to be the same period as the western and extension elevation windows. The cill below appears to be a brick apron that has been rendered over in cementitious render. The apron profile appears to resemble that below the Georgian stair core. The elevation has also been rendered up to ground floor cill level with cementitious render, which detracts from significance.

To one side is a doorway set under a segmental arch formed of red bricks in soldier bond. The door is a 4-panelled door with the two upper panels being glazed.



Figure 5.51: Showing the ground floor window to the former outshut.



Figure 5.52: Showing the ground floor door to the former outshut.



Figure 5.53: Showing the first floor extension to the former outshut.

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This extension has since been extended vertically to form a first floor and two new gabled roofs in line with consented Application Reference PLAN/2004/1048. The extension was built in reclaimed red bricks in Flemish bond, the windows are 2-light timber casements set under red bricks in soldier bond and have moulded timber bargeboards and finials to the gable ends.

The pointing to this extension has been undertaken poorly, consisting of unsightly and unsympathetic cementitious pointing. In some areas the mortar has also been applied across large parts of the brick faces through poor quality pointing. These aspects detract from significance.

Rear Range

Eastern Elevation

Little evidence of the original building survives externally. The encasing of this part of the building appears to pre-date any other as it is encased in English bond brickwork, and the brickwork predates the 19th century vernacular revival.

We can see from Figure 5.3 that this range had a gabled roof in 1830. In Figure 5.3 the Rear Range's roof ridge appeared to extend level in height with the Front Range's roof ridge. As seen today the Rear Range's roof ridge is slightly lower than the Front Range's ridge.

Figure 5.3 also tells us that the eastern elevation of this range had a ground floor doorway in 1830, located towards the southern side of the eastern elevation. We can see a flat head of red rowlock bond brickwork in this approximate location today, which appears to indicate the location of the former doorway (see Figure 5.55).

Figure 5.3 includes a ground floor window on the eastern elevation of 4-lights. Today there is a late 19th century or



Figure 5.54: Showing the eastern elevation of the Rear Range.



Figure 5.55: Showing the head to the former doorway (marked in red) on the eastern elevation.



Figure 5.56: Showing the window to the eastern side of the Rear Range. Note the incongruous pipe (marked in red).



Figure 5.57: Showing the modern head to the Breakfast Room's eastern door.

5.0 Background Understanding of On-Site Heritage Asset(s) - Site Inspection—Exterior

early 20th century 3-light timber casement with rowlock bond red brick flat head indicating this window was rebuilt. The window is narrower and appears to be slightly taller than the historic example also.

The existing external doorway from the Breakfast Room is formed by the hidden steel lintel inserted into the brickwork and a flat head of brickwork below. The door is a non-descript modern half glazed French door of no heritage value.

At low level to some of the eastern elevation are four-five courses of brickwork that may represent the former plinth to the original timber framed building.

At first floor level are three 1-light timber casements. We know these did not exist in 1830 and appear to date from the past 100 years. Their heads are not visible as a timber soffit has been fitted below the eaves to hang guttering. UPVC guttering has been installed. Both the uPVC guttering and modern timber soffit are unsightly and detract from significance.

The elevation is dominated by a large uPVC SVP and uPVC downpipe to the northern side of the elevation. These is also a redundant lead overflow pipe and numerous other uPVC overflow pipes for the bathroom. All detract from significance.

Northern Elevation

This elevation contains a single storey small extension to the eastern side, previously described as a potting shed. This is set under a monopitched roof and covered with red clay plain tiles. It was built between 1871-82 (see Figure 4.3) and 1896 (see Figure 4.4). It has since been converted for use as a boiler room.

We can see a large external chimneystack that extends from ground floor level to just above roof ridge height.



Figure 5.58: Showing the infilled former doorway into the potting shed to the rear of the Breakfast Room.



Figure 5.59: Showing the brick plinth to the original timber framed building.



Figure 5.60: Showing the northern elevation of the Rear Range.



Figure 5.61: Showing the ground floor of the Rear Range's northern elevation.

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Figure 5.3 from 1830 does not show this element and the stack is therefore post 1830. It has also been discoloured to its northern side by the large steel flue shown in Figure 5.10 (1978), which has since been removed. There are no chimneypots to the apex of the stack. This stack has a number of large holes in the brickwork that pass all the way through, indicating disrepair. It might be that this has been caused by the failure to install a ventilation grille when the fireplace was capped off internally in the late 1970s. Many of the brick faces have delaminated also.

Between the stack and the 'boiler house' many bricks have similarly become delaminated and require replacement.

At first floor level is a single light timber casement either side of the stack. Above the western example is a concrete former window head, likely dating to the early-mid 20th century. We can see the former window internally at Figure 5.17 in 1959.

Above these first floor windows is a brick string course. In the gable end are two blind windows, which are both truncated on one side by the gabled roof. It is not clear if these were ever functioning windows within irregularly shaped openings, an architectural detail to mimic the first floor windows or if they were rectangular windows originally, before the roof ridge was lowered slightly from the level shown in Figure 5.3. As seen today these windows are blind and infilled with red brickwork in header bond. It seems likely on the balance of the evidence that the roof was dropped slightly in height creating these awkwardly shaped blind windows.

It is also possible that a former window lay behind the present position of the chimneystack at first floor level before the latter was constructed. The brickwork shows a tell-tale vertical line indicating infill brickwork.



Figure 5.62: Showing the various cracks and holes to the northern chimneystack.



Figure 5.63: Showing the first floor of the Rear Range's northern elevation. Marked in red is the concrete lintel from a former window.



Figure 5.64: Showing the eastern elevation to the 1960s extension.



Figure 5.65: Showing the northern elevation to the 1960s extension.

5.0 Background Understanding of On-Site Heritage Asset(s) - Site Inspection—Exterior

Single Storey Northern Extension

To the northern end of the Rear Range is a 1960s non-descript extension. It is built of mediocre red bricks in stretcher bond. A door lies to the eastern side set under a flat head of red brick in soldier bond. A half-glazed timber French door has been installed of no heritage value. A timber soffit lies just below the roof. To the northern side is a 3-light timber casement set under a matching head. The roof is flat and covered with low-grade asphalt. Overall, this part of the building marginally detracts from significance.

Western Elevation

The western elevation of the Rear Range has matching stretcher bond brickwork for the most northerly section that forms part of the 1960s extension. This element is served by uPVC guttering and downpipes.

To the south of this is an historic wall that is shown on the 1851 map at Figure 4.2 and may well be earlier. It has clearly been subject to much change over time with areas rebuilt.

To the south side of the Kitchen there is a 2-light timber casement set under a flat arch formed of reclaimed Imperial bricks laid in soldier bond. The southern wall at this junction is formed of matching bricks in Flemish bond although has been rebuilt in many places in recent years.

The most used entrance into the house currently is the back door on the western side of the Breakfast Room. This is set under a large segmental arch of red bricks. The door is a rugged braced boarded door, which appears to be late 19th century or early 20th century.

Adjoining the back door is a 2-light timber casement, with a tiled cill beneath.

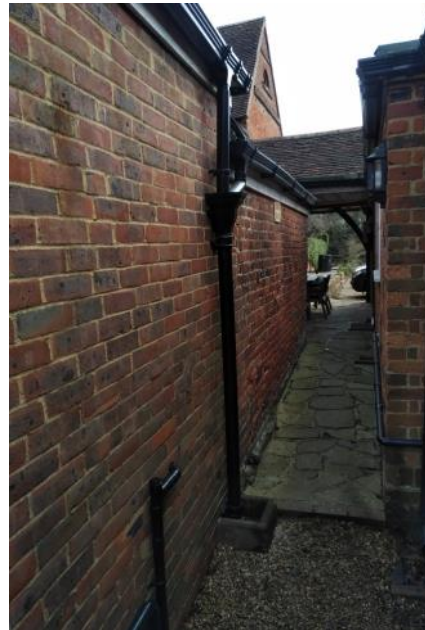


Figure 5.66: Showing the western elevation of the Kitchen.



Figure 5.67: Showing the southern elevation of the Kitchen and the western elevation of the Breakfast Room and the Dining Room.



Figure 5.68: Showing the back door into the Breakfast Room.



Figure 5.69: Showing the 2-light casement to the Dining Room.

5.0 Background Understanding of On-Site Heritage Asset(s) - Site Inspection—Exterior

At first floor level the gabled roof to the covered walkway does partially obscure a blind window to the southern end of the western elevation. A further blind window exists to the northern end of the elevation that is partially covered by the monopitched roof to the Kitchen. One window exists to this side, which is a 2-light timber casement.

At high level on the ground floor, south of the window, a section of the timber framing is visible (see Figure 5.71).

At low level some of the brickwork to the bottom three courses of brickwork are evidently experiencing rising damp from a mixture of the concrete under the Breakfast Room and Dining Room floors and also the concrete below the crazy paving.

Western Annex

This part of the house is not subject to any proposed change within the scheme and so will be assessed at a lower level of detail than the rest of the house.

In the 1830 painting (Figure 5.2) we can see a monopitched roof sloping down from the western elevation down to the Western Annex. The Western Annex's gabled roof started at that time level with the third window to the rear from the Front Range's front elevation. As seen today the Western Annex's front elevation is level with the northern end of the Front Range's gabled roof, some distance to the south from the position shown in the 1830s painting. This shows that the Western Annex has either been extended to the south over time or has been rebuilt since 1830s.

The 1830 painting does not show if the upper edge of the Western Annex's monopitched roof abuts the Rear Range's western elevation or if there is a pathway between the two. Given we can see a pathway in front of



Figure 5.70: Showing a former opening at lower level in the Dining Room's western elevation.



Figure 5.71: Showing part of the timber frame visible just below the covered walkway, on the Sitting Room's western elevation.



Figure 5.72: Showing the southern elevation of the Western Annex and the covered walkway.



Figure 5.73: Showing the southern and western elevations of the Western Annex.

5.0 Background Understanding of On-Site Heritage Asset(s) - Site Inspection—Exterior

the doorway on the Front Range's western elevation and cross referencing with Figure 5.2, we can say that there was indeed a pathway between the two.

The Western Annex's dimensions appear to have stayed approximately the same until between 1871-82 (Figure 4.3) and 1896 (Figure 4.4) when the Western Annex appears to have been rebuilt or at the very least extended to the south and to the north passed the northern extreme of the Rear Range. From close inspection the most historic elements of this range appear to date from the late 19th century in parts and is consistent with in being rebuilt. The southern window is a modern 3-light casement set under a flat head formed of soldier bond brickwork.

The northern elevation is formed of buff bricks at low level, and then a mixture of red bricks above. These are of various phases and batches, some likely as part of a recent rebuilding of the elevation. The Western Annex generally has been substantially rebuilt to large areas of its elevations and its roof recovered in recent years.

From reviewing Figure 5.6 (from 1978) we can see that the gabled roof to the passageway linking the Rear Range's western elevation to the Western Annex was not present at that time. We know from Figure 4.7 that there was a covered walkway here by this time, which seemingly therefore was a flat roofed installation at that time. The present gabled roof walkway was present by 2004 (see Figure 5.11). This addition has been completed sensitively with red clay plain tiles to the roof and red brick walls to complement the historic building.



Figure 5.74: Showing the southern elevation of the covered walkway.



Figure 5.75: Showing the northern elevation of the Western Annex.

5.0 Background Understanding of On-Site Heritage Asset(s) - Site Inspection—Interior

INTERIOR

Ground Floor

Kitchen

The Kitchen is located within a monopitched roof extension off the western side of the Breakfast Room. The underside of the roof was exposed by the present owners in the late 1970s. The fitted kitchen units are formed of oak and were custom made for the present owner in the late 1970s. They are sympathetic to the character of the house but do not contribute towards significance.

We understand that the majority of the dividing wall between the Kitchen and the Breakfast Room was removed in the late 1970 along with a low doorway. As seen today the dividing wall between the two rooms has two large timber beam lintels across the opening, which are not historic to this location or the building. They are considered to blur the legibility of the building and therefore detract from significance.

The floor covering is red clay quarry tiles sourced by the client in the late 1970s. These elements are sympathetic but are not historic fabric and are not considered to contribute towards the significance of the listed building. We understand that the room had flagstones (laid onto earth) covering the floor in the mid-late 1970s, some of which were used to line the hearth in the Sitting Room fireplace. The current tiles were fitted over concrete, which is likely leading to rising damp in the wall facing onto the covered walkway.

Breakfast Room

The northern wall of the room historically contained a fireplace served by the northern stack. We know the stack was installed after 1830. The internal side to this



Figure 5.76: Showing the Kitchen looking into the 1960s extension.



Figure 5.77: Showing the monopitched roof above the Kitchen.



Figure 5.78: Showing the beam lintel to the opening between the Kitchen and Breakfast Room.



Figure 5.79: Showing the double beam on the opening between the Kitchen and the Breakfast Room. Note the low-grade infill between the beams.

5.0 Background Understanding of On-Site Heritage Asset(s) - Site Inspection—Interior

wall as seen today has a late 1970s deep brick chimneybreast (laid in stretcher bond), installed by the present owners. This modern chimneybreast is in fact not needed due to the external nature of the historic stack, it disrupts the configuration of the room blurring legibility, and no ventilation grille was included so the stack may be in disrepair due to a lack of ventilation over several decades. The current modern chimneybreast therefore is considered to detract from significance.

The doorway that provides access to the boiler room was installed in the late 1970s. The door, door opening and timber lintel all date from this time and are not historic fabric. Indeed they blur legibility and detract from significance. The same is true of the alcove to the western side of the chimneybreast.

All the white goods, sinks, taps, and other services are modern and of no heritage value.

The floor is formed of oak framing infilled with red clay quarry tiles sourced by the client in the late 1970s. These elements are sympathetic but are not historic fabric and are not considered to contribute towards the significance of the listed building. We understand that the room had flagstones (laid onto earth) covering the floor in the mid-late 1970s, some of which were used to line the hearth in the Sitting Room fireplace. The current tiles were fitted over concrete, which is likely leading to rising damp in the wall facing onto the covered walkway.

We can see from a review of the ceiling beams in the room that the ceiling was once marginally lower. The mortise joints for the joists and beams can be seen on the beam that lies at the top of the dividing wall between the Breakfast Room and the Dining Room. We know therefore that the existing ceiling is not original. Moreover, the present owner distressed the current



Figure 5.80: Showing the door from the Breakfast Room to the covered walkway.



Figure 5.82: Showing the oak framed floor inset with red clay quarry tiles.



Figure 5.81: Showing a general photograph of the Breakfast Room.



Figure 5.83: Showing the mortise joints for the previous lower ceiling joists in the Breakfast Room.

5.0 Background Understanding of On-Site Heritage Asset(s) - Site Inspection—Interior

beam in the 1970s. The current plastering between the joists dates to the 1970s with the characteristic wavy striations popular at the time. This plastering is unsympathetic to the character of the building and detracts from significance.

Above the door from the Breakfast Room into the Dining Room is a servants' call mechanism seemingly dating to the early 20th century. This was once used within the house, when the house once contained staff. The only visible staff call bell is in the Music Room.



Figure 5.84: Showing the doorway from the Breakfast Room to the boiler room.



Figure 5.85: Showing the beam and joists on the Breakfast Room's ceiling and the unsympathetic plastering.



Figure 5.86: Showing the modern fireplace at the northern end of the Breakfast Room. Note the flagstone hearth.



Figure 5.87: Showing the door from the Breakfast Room to the Dining Room.

5.0 Background Understanding of On-Site Heritage Asset(s) - Site Inspection—Interior

Dining Room

The floor to this room also has red clay quarry tiles laid onto concrete. This room also had flagstones (laid onto earth) prior to the installation of these tiles.

The ceiling to this room contains historic joists and beams. There is evidence of a previous lower ceiling, or perhaps a covered underside to the joists to create a flush ceiling by virtue of recesses into the side beams. Notwithstanding this, the joists appear historic, and the beams in particular appear to be 17th century. The joists on the northern side of the room are slightly disconnecting from the beam. This may be due to the different loads imposed on this wall due to the additional posts inserted by the present owner on one of the Master Bedroom's trusses above.

The rear side of the Sitting Room fireplace lies to the southern side of the Dining Room. This fireplace was rebuilt or refaced by the present owner. We can see that the sides are faced with buff/brown brick in stretcher bond. We can also see two bread ovens inserted into the northern fireplace wall, which are faux and both inserted in the late 1970s. The bread ovens, their semi-circular heads above, the modern vertical timber beams to the fireplace sides and the unsympathetic buff brick refacing of the fireplace all detract from significance. There are also alcoves with soldier bond brick heads to the western and eastern fireplace jambs. These also detract from significance as they are non original and not to an original or historic design and therefore blur legibility of significance.

The doorway from the Dining Room into the Breakfast has a rudimentary, slightly moulded and historic oak doorframe with an historic braced boarded door with wrought iron Suffolk latch (painted black).



Figure 5.88: Showing the temporary supports where the joists meet the northern beam in the Dining Room.



Figure 5.89: Showing the bread ovens to the southern side of the Dining Room on the fireplace's rear wall.



Figure 5.90: Showing a general view of the Dining Room.



Figure 5.91: Showing how the joists to the Dining Room ceiling are dislocating from the joists.

5.0 Background Understanding of On-Site Heritage Asset(s) - Site Inspection—Interior

Today there is gap between the chimneybreast's western jamb and the western elevation. There used to be a built-in cupboard in this location in the late 1970s we understand which has since been removed.

The eastern window has a rudimentary unpainted oak architrave and red clay tiled base. These were both fitted by the present owner in the late 1970s, they are sympathetic but blur legibility and overall are considered to detract from significance.

Sitting Room

The room has been subject to substantial change, particularly in the late 20th century. The walls to the western side have been clad with reclaimed buff brick in soldier bond and faux timber posts and rails inserted seeking to appear as part of the historic timber framing.

The original room was timber framed. The original parts are likely encased in brickwork on the western wall and partially exposed on the eastern wall.

The fireplace as discussed during the assessment of the Dining Room has been refaced/rebuilt in buff reclaimed bricks in stretcher bond. We understand that the lintel beam itself is historic which is borne out by inspection. The fireplace was discovered we understand in the 1970s when various historic fireplaces were removed, each superimposed in front of the other until a 17th century fireplace was likely discovered. We understand it was in deplorable condition and was largely rebuilt. The fireplace at that time apparently had no fire window or spice window and therefore was unlikely to have been an inglenook.

On the eastern wall of the room the previous doorway into the room known today as the Snooker Room is evident. At low level to this doorway is a step, but this is



Figure 5.92: Showing the largely rebuilt fireplace on the northern side of the Sitting Room.



Figure 5.93: Showing the bread ovens to the fireplace.



Figure 5.94: Showing the boarded floor to the Sitting Room.



Figure 5.95: Showing the chamfered beam and joists to the Sitting Room.

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not historic and has been formed of off cuts of reused historic timbers to box out cabling runs. This wall's infill panels have been filled with sand and cement that detracts from significance. This wall contains a number of visible post and rails from the original 17th century building.

The floor comprises varnished oak boards of consistent widths, surface nailed with hand forged nails.

To the centre of the ceiling is a chamfered beam and historic timber joists surrounding. Again unsympathetic plasterwork is evident between the joists that detracts from significance.

Snooker Room

The doorway from the Sitting Room to the Snooker Room has a modern sympathetic oak lintel but is not historic fabric. We can see the previous mortise joints for the



Figure 5.96: Showing the terracotta and black tiles to the Snooker Room.



Figure 5.97: Showing the mortise joints for the former posts that once formed part of the wall before the existing doorway between the Snooker Room and Sitting Room was formed.



Figure 5.98: Showing the eastern wall of the Snooker Room.



Figure 5.99: Showing the western wall of the Snooker Room. The former doorway into the Sitting Room is marked in red.



Figure 5.100: Showing the northern wall of the Snooker Room.

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posts that formed the solid wall before the doorway was created.

The remainder of the western wall is original and we estimate dates to the 17th century. All the northern wall and the eastern wall are original timber framing to this period, save for the modern doorframe inserted around the door into the Snooker Room (note the wall framing around the door frame is original). The infill between the timber framing is wattle and daub to the eastern wall and modern unsympathetic sand and cement to the western wall and northern wall.

The floor adjoining the front door contains a small section of terracotta and black coloured tiles, typical of the end of the Victorian and Edwardian periods. These were likely installed when the current entrance was installed and the front faux gabled dormers installed. They contribute towards significance but only to a limited degree. The remainder of the floor is made up of consistently sized oak boards that are surface nailed with hand forged nails.

The door from the Snooker Room into the Music Room is a 6-panelled door likely dating to the early 18th century. It has an early 20th century floral circular door handle and a modern transparent finger plate (latter of no heritage value). The door frame (rather than timber framing forming part of the wall) are modern and were installed by the present owners. This element is not considered to contribute towards significance.

There is currently no door between the Snooker Room and the Rear Corridor.

Music Room

The timber frame to this part of the building is entirely concealed by 18th century full height panelling. The panelling has cracks to the occasional panel that needs minor repairs.



Figure 5.101: Showing the north-eastern corner of the Music Room.



Figure 5.102: Showing a section of cracked panelling to the Music Room and a section of cornice above.



Figure 5.103: Showing the chamfered central ceiling beam to the Music Room.



Figure 5.104: Showing the moulded dado rail to the Music Room's perimeter.

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At low level are skirting boards of a different heights and profiles. There are sections of low modern bland timber skirting boards in some places of no heritage value. There are higher historic skirting boards in various sections such as on the southern wall. A moulded timber dado rail also runs the perimeter of the room.

The ceiling to the room has a large central beam with moulded chamfers to the edges. The ceiling has a fairly plain but well executed timber cornice.

The floor contains oak floorboards of consistent widths, surface nailed with hand wrought nails.

On the Music Room side of the doorway into the room from the Snooker Room is a fine 18th century timber architrave, and the door is hung on 18th century H-L hinges.

On the northern side of the room is a doorway which used to be an external doorway, before the outshut extension was built in the 18th century approximately. This doorway has been bricked in to the northern side, and the northern side of that infilling bricked over again with reclaimed Imperial bricks. The doorway itself comprises a 18th century timber architrave, and a 6-panelled door hung on 18th century H-L hinges.

To the western side of the northern wall is a pair of 1960s service hatch doors that were presumably used as a delivery hatch to the room. This suggests this room once served as a dining room. These hatch doors are commonplace additions of the time and of no particular quality and considered not to contribute towards significance.

In the south-eastern corner is a display set of shelves over a low cupboard surrounded by a combined moulded timber architrave. The execution is reasonable and likely



Figure 5.105: Showing a section of double skirting boards on the southern wall of the Music Room.

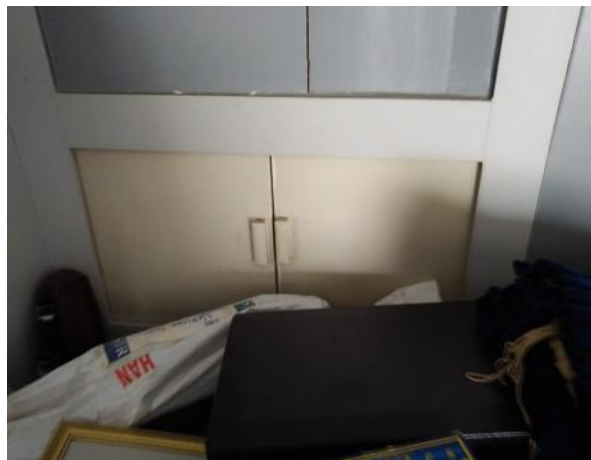


Figure 5.107: Showing the serving hatch on the northern wall of the Music Room.

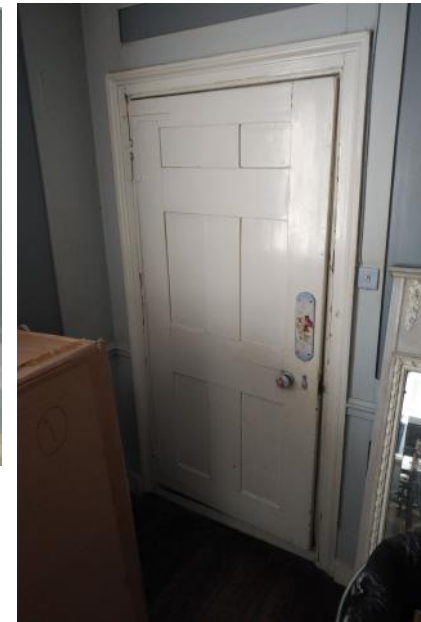


Figure 5.106: Showing the moulded architrave to the doorway from the Snooker Room into the Music Room.



Figure 5.108: Showing the boarded floor to the Music Room and the portion of the floor that has partially subsided (right). Note the duct tape.

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dates to the early 20th century. To the internal side the floor of the cupboard is covered with flagstones.

The door from the Music Room into the hallway adjoining the Office has a fine 18th century timber architrave, with the door being hung on 18th century H-L hinges. The door again is 6-panelled.

The room also contains a modern reproduction timber Neo-Classical chimneypiece. There is no historic firegrate within, with the opening blanked and mostly blocked-in behind with breeze blocks. The existing chimneypiece is not considered to contribute towards significance.



Figure 5.109: Showing the chimneypiece in the Music Room.



Figure 5.110: Showing the display case in the south-eastern corner.



Figure 5.111: Showing the double doors to the cupboard below the display case in the south-eastern corner.

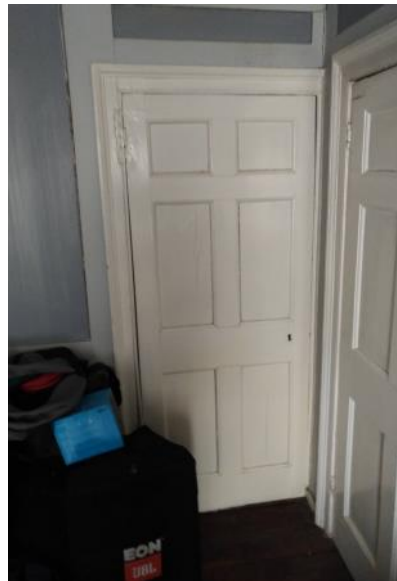


Figure 5.112: Showing the door on the northern side of the Music Room.

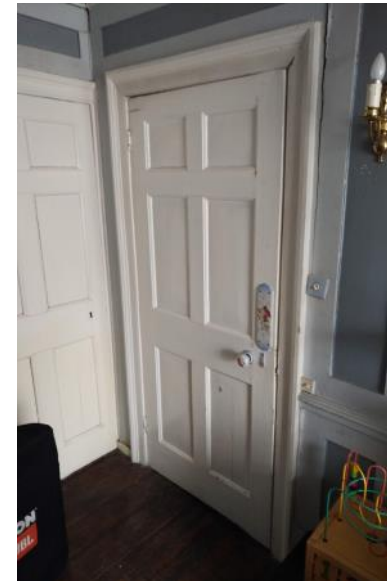


Figure 5.113: Showing the door from the Music Room towards the Office.

5.0 Background Understanding of On-Site Heritage Asset(s) - Site Inspection—Interior

Main Staircase Hallway

This area has full height panelling similar to the Music Room and a dado rail and cornice of matching profiles to those in the Music Room. A timber cornice runs above. Some of the panelling on the southern wall contains cracks. The door architraves into the Music Room and into the Office are both matching internal doorcases, noticeably proud of the walls and highly ornate for the status of the house.

The doorway from this Main Staircase Hallway to the Rear Corridor contains a doorway with a truncated head to one side. This is evidently due to the Main Staircase running overhead but indicates that the Rear Corridor was later than the 17th century staircase that preceded the Georgian staircase, the latter likely following the same route as the former. The doorway architrave to this doorway matches the moulded timber architrave into both the Music Room and the Office.

The floorboards at the foot of the Main Staircase are noticeably loose and are in need of repair.

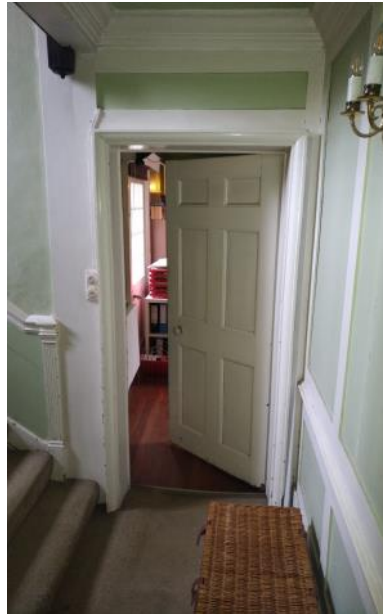


Figure 5.114: Showing the door from the hallway to the Office. Note the internal doorcase.

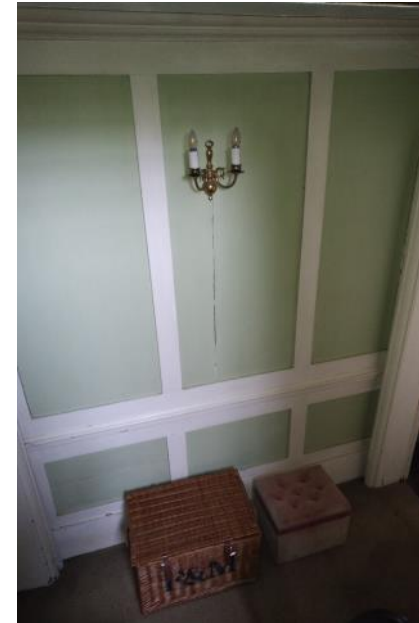


Figure 5.115: The panelled wall on the southern side of the Main Staircase Hallway.

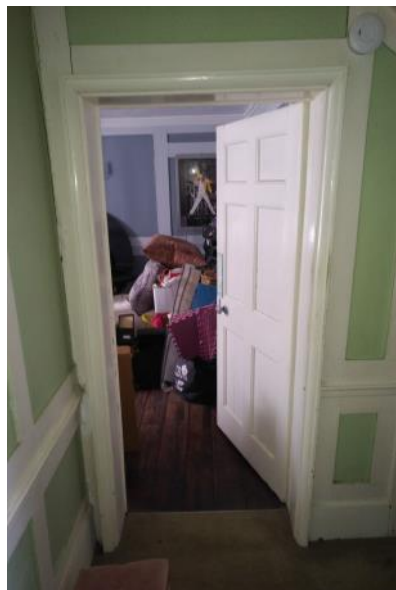


Figure 5.116: Showing the door from the Main Staircase hallway to the Music Room. Note the internal doorcase.

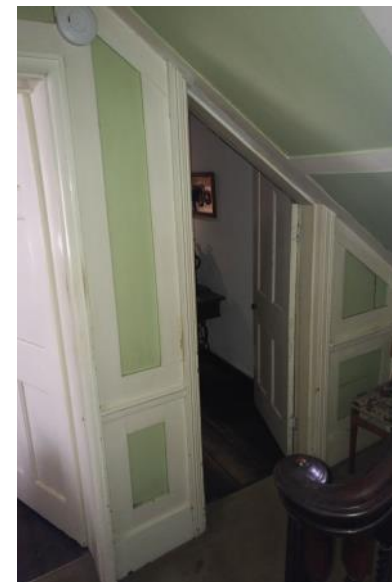


Figure 5.117: Showing the doorway from the Main Staircase hallway to the Rear Corridor.

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Main Staircase

The Main Staircase was built in the 18th century and replaced an earlier 17th century stair core. The stairs comprise a dog leg staircase with an open string, twisted trios of hardwood balusters to three different designs per step and a swept hardwood handrail. The bottom step is splayed and there is a fluted Doric order newel at the bottom of the stairs. The stringer has a floral motif.

The walls to the stairs have skirting boards, a ramped dado rail, and fluted Doric pilasters from skirting boards to dado rails. Some of the panelling between skirting board level and dado level has cracked or separated due to the structural movement in the staircase.

At ceiling level is a prominent, deep timber cornice that has also cracked and/or become separated from the walls in a number of places due to structural movement. There is also cracking evident on the northern wall of the stair



Figure 5.118: Showing the lower flight of steps to the Main Staircase.



Figure 5.119: Showing cracking to the northern staircase wall and separation of the panelling.



Figure 5.120: Showing the cornice to the ceiling and the cracking that is evident.



Figure 5.121: Showing the balustrade to the first floor staircase landing where it has become loose from the wall (marked in red).



Figure 5.122: Showing the areas (marked in red) of the first floor Main Staircase balustrade where damage has occurred.

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core and also wide spread evidence of damp.

The staircase balustrade on the first floor landing has also partially moved away from its fixings due to structural movement. Several balusters are also damaged at first floor level and the balustrade itself is partially loose.

Office

The Office contains a 6-panelled door and moulded timber doorcase that leads today into an electricity cupboard. This doorway would once have led directly into the room today known as the Music Room. Above the doorway the cornice around the Office continues into this cupboard area showing it was once a more formal space. The profile to the door architrave matches the architrave on the internal room side of the doorway from the Office to the Main Staircase hallway. Before the cupboard doorway is a semi-circular arch with a corniced detail above adding embellishment and again indicating it was a formal doorway with matching level of detailing and status to the main doorway into the room.

The room has full height panelling throughout but does not have a dado rail, seen in many other panelled rooms to the building.

The door is 6-panelled from the Georgian period with Georgian H-L hinges.

The visible floor covering to the room comprises modern timber floorboards of reasonable quality but not considered to contribute towards significance. We understand from the present owners that beneath this floor historic floorboards remain.

The room has an historic somewhat plain timber cornice, which does not match the Music Room example.

To the centre of the ceiling is a large timber beam that



Figure 5.123: Showing the cupboard door and architrave to the Office.



Figure 5.124: Showing the panelling, entrance door (right) and cupboard (left).



Figure 5.125: Showing the chimneypiece to the Office.



Figure 5.126: Showing the central beam to the Office and its Grecian key on the underside.

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has chamfered edges and a fine Grecian key detail on its underside. This likely dates to the Georgian period.

On the western side of the room is a fine Georgian timber chimneypiece with flora motifs to the architrave and frieze. No historic firegrate survives. A modern wood burning stove has been fitted on top of a modern slate hearth.

Rear Corridor

The majority of the beams to the southern side of the corridor opposite the Victorian Extension are historic timbers, likely dating to the 17th century. Many have been pecked or keyed to take plaster at a later date and we understand this corridor was indeed plastered when the present owners took over the house in the late 1970s. The skirting board at the base of this wall is modern and of no heritage value. The brickwork to the wall is of various ages and sizes. We know that the panel of bricks closest to the Main Staircase are reclaimed Imperial bricks installed by the present owners. The other brickwork along this elevation does not appear historic to this location and appears to have been added to piecemeal over many decades, likely during the 20th century. The brickwork has regrettably been pointed with cementitious pointing that detracts from significance.

The floor to this area contains consistently sized boards that appear to date to the early 19th century. These are surface nailed with hand forged nails.

The aforementioned service hatch to the room today known as the Music Room is also evident. This has a rudimentary dark timber architrave and timber lintel above. Both are not historic and blur the legibility of the building's phasing and are considered to detract from significance.



Figure 5.127: Showing the brickwork to the infill panel closest to the Main Staircase.



Figure 5.128: Showing the boarded floor to the Rear Corridor.

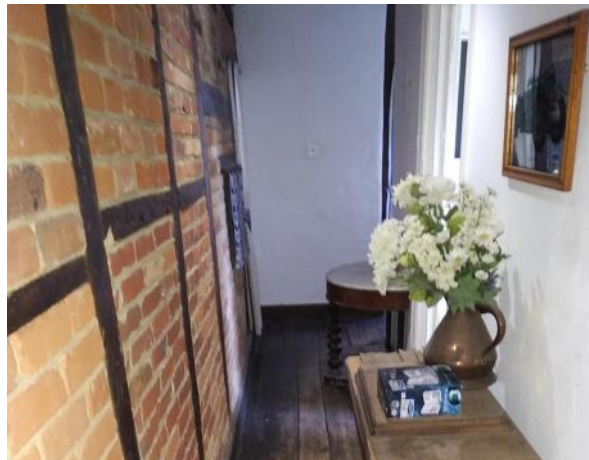


Figure 5.129: Showing the Rear Corridor looking towards the Mid 20th Century Staircase.



Figure 5.130: Showing the service hatch in the Rear Corridor.

5.0 Background Understanding of On-Site Heritage Asset(s) - Site Inspection—Interior

Opposite the door into the Snooker Room is a floor hatch providing access to the cellar. The hatch top is covered with matching historic floorboards to the Rear Corridor.

Victorian Extension

W.C. Ante Room

This room has a boarded floor that dates to approximately 1883 when the Victorian Extension was built. These boards are of consistent widths, and are surface nailed with hand forged nails.

The ceiling above is lath and plaster and has been exposed to view due to a leak in recent times.

The architraves to both sides of the door from the Rear Corridor match and are moulded timber examples of the late 19th century. These also match the mouldings of the architrave over the doorway into the W.C.. The latter doorway includes a high level glazed panel, characteristic of the period.

The door into the room is a 4-panelled Victorian door, with brass handle and rim lock. To the southern wall is a timber panel with a number of Victorian coat hooks.

To the northern side of the room is a modern porcelain sink with modern taps, both of no heritage value. The window to the northern side has a modern and plain timber architrave that is clearly a replacement and does not contribute towards the significance of the building.

The room has modern plain skirting boards at low level that do not contribute towards significance.



Figure 5.131: Showing the door and architrave in the W.C. ante-room.

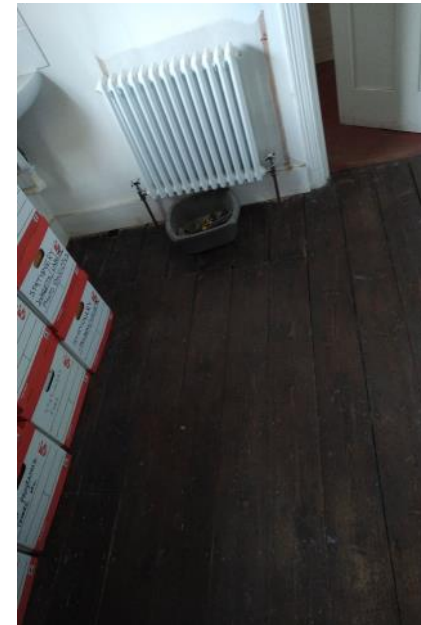


Figure 5.132: Showing the boarded floor to the W.C. ante-room.



Figure 5.133: Showing the lath and plaster ceiling to the W.C. ante-room.



Figure 5.134: Showing the modern architrave to the W.C. ante-room window.

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W.C.

In the W.C., on the dividing wall with the Georgian Staircase one can see evidence of a timber frame, including pegs. This appears to form part of the 17th century timber framed stair core that was largely replaced by the Georgian stair core.

The room at present has a concrete floor of no heritage value. The floor is cracked, as are large parts of all the walls in the room showing the structural movement in this part of the building.

The door into the W.C. is a 4-panelled door with rim lock.

The W.C. to the room is a S & J EssJay W installation that appears to date from the Edwardian period. The high level cistern above is modern and of no heritage value.

Essjay appears to refer to a local firm Skeets & Jeffes. They were a firm of builders merchants based in Woking. Skeet set up a shop in 1891 before entering into a partnership with Jeffes in 1908. The business operated until 1998. It appears likely that the W.C. was made by another manufacturer such as Twyford and branded with Essjay branding as the distributor.



Figure 5.135: Showing the area of the W.C. where the Main Staircase structure is evident.



Figure 5.136: Showing an example area of cracking to the W.C..



Figure 5.137: Showing the cracked concrete floor to the W.C..



Figure 5.138: Showing the W.C..

5.0 Background Understanding of On-Site Heritage Asset(s) - Site Inspection—Interior

Mid C20 Staircase

Between the Rear Corridor and the Mid C20 Staircase is a modern doorway created by the present owners. This area was previously a corridor. The timber framing to this doorway are not connected to the historic timber frame and is clearly a cosmetic addition. The brick infill above the doorway is also a late 1970s addition to distress this addition. This modern timber framing and infill brickwork are both considered to detract from significance as they blur the legibility of the building's historic fabric. The faux historic timber architrave around the window on the northern elevation similarly detracts from significance.

The wall between the Rear Range and the mid 20th century stairs has largely been removed, likely when the stairs were inserted in the mid 20th century. Above is a steel RSJ inserted structurally and then faced with timber to resemble a beam (marked in red at Figure 5.141).

To the southern wall of the stairwell reclaimed buff bricks were inserted in Flemish bond by the present owners we understand in the late 1970s. Historically this wall might have possessed wattle and daub infill panels between the timber framing. The present modern brick infill is considered to detract from the legibility of the building's phasing and significance and detracts from significance. All timber members to this wall are original, save for one narrow horizontal member (see Figure 5.142), which forms the lintel to a small niche created in the late 1970s. This specific timber member likewise detracts from significance.

The staircase opening itself we understand was formed in the 1960s. The present stairs are a later installation added in the past 20 years approximately. They are open with no treads, stringer, or handrail to the northern side. They terminate at their base with exceptionally low head room due to the RSJ shown at Figure 5.141. The present



Figure 5.139: Showing the doorway from the Mid C20 Stairwell to the Rear Corridor.



Figure 5.140: Showing how the timber framing in the location marked in red at Figure 5.139 is not tied into the historic frame.



Figure 5.141: Showing the RSJ between the Mid C20 Staircase and the Dining Room.



Figure 5.142: Showing the brick infill to the northern wall of the Mid C20 Staircase. The modern timber member is marked in red. Note the fuse box in the top right hand corner.

5.0 Background Understanding of On-Site Heritage Asset(s) - Site Inspection—Interior

stairs are of no heritage value.

First Floor

Mid C20 Staircase

The ceiling area close to the two windows on the northern elevation and the two windows themselves all form part of the vertical extension of the previous outshut in this location following consent to Application Reference: PLAN/2004/1048. The library shelves, the casement windows, the floorboards, the hardwood balustrade to the staircase are all modern and of no heritage value. The staircase balustrade has subtle Arts & Crafts qualities with peaked newel posts, subtle chamfering to the balusters and is of good quality and sympathetic to the character of this part of the house. It is not considered of such quality, however, so as to contribute towards significance.

We understand that the floorboards in this location are set at a raised height to conceal pipework below.

This staircase also includes some of the most visible elements (below loft level) of the original 17th century timber frame. Evidence of one mullioned window can be seen, and carpenters' marks are also visible close to the doorway into the Master Bedroom.

We understand that the timber framing at the top of the stairs was where the previous staircase kinked and travelled through the gap marked red at Figure 5.144. This might explain the notch removed at head height above to allow sufficient head room.

To the western side of this is a former 17th century window, with missing central mullion. The mortise for this mullion is still visible (marked red at Figure 5.145).

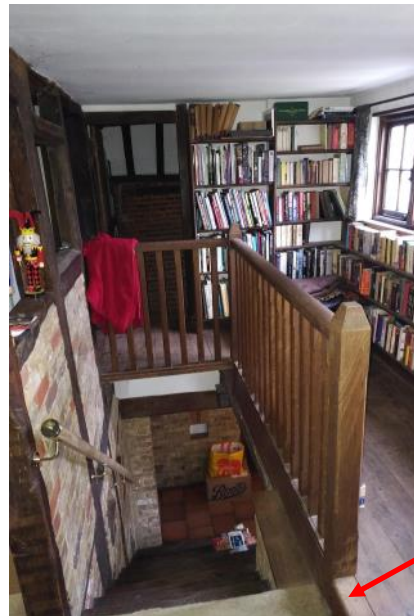


Figure 5.143: Showing the new library area to the right hand side created in approximately 2005.



Figure 5.145: Showing the 17th century former mullioned window to the landing opposite the Mid C20 Staircase.



Figure 5.144: Showing the timber framing at the top of the Mid C20 staircase. We understand a staircase used to travel through the framework in the location marked in red.



Figure 5.146: Showing the northern side of the Rear Corridor looking towards the Western Bedroom and Master Bedroom.

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Rear Corridor

There is also a mortise above the doorway from the landing towards the Master Bedroom doorway. This shows that there was a timber post here at one point confirming that there was historically no doorway in this location towards the Master Bedroom when the house was first built in the 17th century.

On the southern side of this corridor the house used to have Victorian moulded timber architraves to the doorways on the corridor sides of the doors until the late 1970s. These matched those present on the internal side of the Western Bedroom and Centre-West Bedroom. Therefore all the timber framing to the southern wall of the corridor (including posts, rails and lintels) is modern faux framing inserted by the present owners, except for the historic timber posts either side of the new corridor to the loft staircase and the doorway into the Western Bedroom. Please see Figures 5.148 and 5.149.

The modern timber framing referred to is proud of the walls as it is a surface finish applied as a modern representation of this area, rather than being flush with the walls as one would expect with historic timber framing. Figure 5.151 shows one section of this modern timber that has split showing the wall behind, and therefore showing how shallow a depth the timber members are. These modern areas of faux timber framing are considered to blur the legibility of the building's significance and detract from significance.

On the northern side of the corridor the timber framing is original. However, at present the 17th century window within the bathroom is not visible from the corridor side.

The carpets to the corridor were not lifted to inspect for historic floorboards.



Figure 5.147: Showing the doorway opening from the Rear Corridor allowing access to the Master Bedroom. The mortise joint for the former post in this location is marked in red.



Figure 5.148: Showing the Western Bedroom doorway and the modern corridor doorway to the loft. The modern timbers are marked in red.



Figure 5.149: Showing the southern side of the Rear Corridor. All timber framing shown is modern except the historic elements shown at Figure 5.148.



Figure 5.150: Showing a cracked modern timber member and the wall is visible behind indicating the shallow depth of the timber member.

5.0 Background Understanding of On-Site Heritage Asset(s) - Site Inspection—Interior

The door to Bedroom 2 is an historic Victorian 4-panelled door as is the door to the Western Bedroom and the Eastern Bedroom. The door to Bedroom 3 is a 2-panelled rudimentary braced door likely dating from the Georgian period.

Bathroom

This room contains a modern corner bath fitted with timber panelling to its curved side. There is a double sink cabinet with gold coloured taps and porcelain sinks all dating to the late 1970s. In one corner is a Twyford W.C. with brass hinges to the hardwood loo seat and brass handle. The bath splash back, sink cabinet unit top and sink splashback all have matching tiles. All the fittings are of good quality and sympathetic to the character of the house, but not of such quality so as to be considered to contribute towards the significance of the building.

To the southern side of the room is a 17th century mullioned window with ovolo profile mullions. This wall was once part of the northern elevation of the Front Range. To the eastern side of the room is a straight brace that forms part of the original 17th century stair core, largely replaced by the later Georgian stair core.

The window on the northern elevation of the room is the original Victorian window from the 1883 extension. The window has a moulded timber architrave. The architrave at its closest point to the ceiling is truncated by the modern plasterboard ceiling above. It is likely the ceiling was originally higher. It would be interesting to learn in due course if the remainder of the architrave survives above the modern suspended ceiling. The ceiling has one modern downlighter of no heritage value, as is the plasterboard ceiling itself.

The floor tiles to the room were not lifted to inspect for historic floorboards.



Figure 5.151: Showing the view from the Rear Corridor towards the Main Staircase landing and the Eastern Bedroom.



Figure 5.152: Showing the internal doorcase to the Main Staircase landing looking along the Rear Corridor.



Figure 5.153: Showing the northern wall of the bathroom and its original window architrave.



Figure 5.154: Showing the eastern wall of the bathroom and a 17th century straight brace from the earlier 17th century stair core.

5.0 Background Understanding of On-Site Heritage Asset(s) - Site Inspection—Interior

On the internal side of the bathroom door is a rim lock and brass door handle, likely original to the Victorian Extension.

Separate W.C.

A separate W.C. adjoins the bathroom. This has matching tiles, a matching W.C. with brass hinges, handles and hardwood seat and a matching sink. The window is a Victorian timber casement with a Surrey metal pigs' tail latch. The internal door architrave to the room matches that seen on the internal side of the bathroom and appears original to the Victorian Extension as does the rim lock, brass door handle and 4-panelled door.



Figure 5.155: Showing the 4-panelled door to the bathroom.



Figure 5.156: Showing the 17th century former window on the southern wall of the bathroom.



Figure 5.157: Showing the plasterboard ceiling to the bathroom.



Figure 5.158: Showing the separate W.C. adjoining the bathroom.

5.0 Background Understanding of On-Site Heritage Asset(s) - Site Inspection—Interior

Eastern Bedroom (Bedroom 1)

This room retains its Victorian architrave to the doorway on the internal side. The door is hung on Georgian H-L hinges. On the internal side of the door is a rim lock and a porcelain door knob.

To the centre of the western wall is an eared and corniced chimneypiece with a cast iron firegrate, both appear to date to the early 19th century.

The room has full height panelling and a dado rail.

To the northern side of the room is a 4-panelled Victorian door to the cupboard with moulded timber architrave matching the example seen on the internal side of the main doorway into the room. A matching rim lock and porcelain door handle survives. The cupboard within has modern timber shelves of no heritage value. This cupboard used to form a doorway into the adjoining Centre-East Bedroom. The division between the two rooms today is formed by boarding that appears to date from the turn of the 20th century. This boarding is not considered to form part of a notable phase of alterations within the building and are not of such quality so as to contribute towards significance.

The modern carpet to the room was not lifted to inspect for historic floorboards.



Figure 5.159: Showing the 4-panelled door in the Eastern Bedroom.

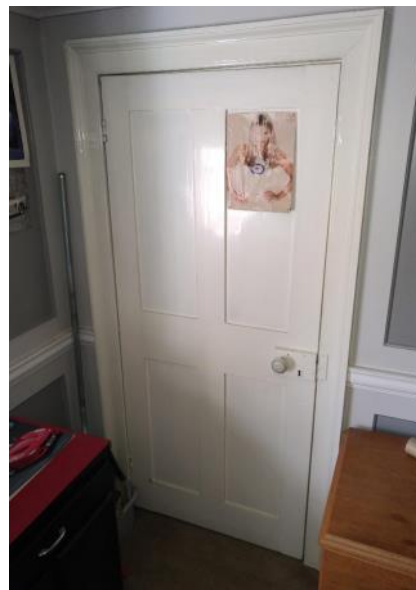


Figure 5.161: Showing the 4-panelled door to the cupboard.



Figure 5.160: Showing the chimneypiece and firegrate in the Eastern Bedroom.



Figure 5.162: Showing the interior to the cupboard.

5.0 Background Understanding of On-Site Heritage Asset(s) - Site Inspection—Interior

To the centre of the room's ceiling is a large moulded timber beam, with a subtle classical profile. This detail was likely added when the Georgian panelling was added to the room and is similar to that seen in the Music Room.

The eastern window has a moulded timber architrave, which is marginally truncated on ceiling level. The window has a modern internal pelmet to hang curtains. This element marginally detracts from significance as it obscures the window architrave.



Figure 5.163: Showing the pelmet to the eastern bedroom window.



Figure 5.164: Showing how the eastern window's architrave is slightly truncated where it meets the ceiling.



Figure 5.165: Showing the ceiling's central beam.

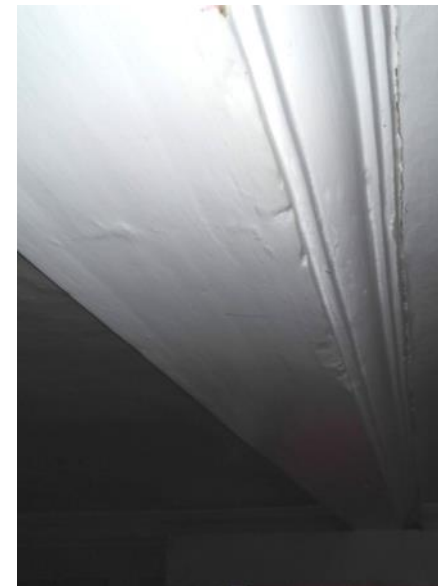


Figure 5.166: Showing the ceiling's central beam and its mouldings.

5.0 Background Understanding of On-Site Heritage Asset(s) - Site Inspection—Interior

Centre-East (Bedroom 2)

This room and the adjoining Centre-West Bedroom were clearly bedrooms of lower status than the Western and Eastern Bedrooms in the Georgian period from reviewing their surviving detailing.

The door into the bedroom is a 4-panelled Victorian door, seemingly hung on Georgian H-L hinges. Today, a later non-descript moulded timber architrave surrounds the doorway. The door has a rim lock and brass door knob. It seems likely this door once had an architrave matching those to the other bedroom doorways off the Rear Corridor, but has since been removed.

The Centre-East Bedroom contains no panelling. It retains a 17th century chamfered ceiling beam to the centre of the ceiling. This beam is similar to that seen in the Sitting Room.

To the eastern side of the room is a timber chimneypiece which appears to date to the early 19th century. It has fluted pilasters and roundels at the pilasters' junction with the frieze. The firegrate appears later, potentially Edwardian given the Art Nouveau influenced tilework to the jambs and the smoke hood to the firegrate. There are no tiles to the hearth.

On the eastern side of the northern wall is an area of wall which has been boarded out from floor to ceiling. Its original purpose is not known but it is possible that a cupboard once lay in this location. In any event the boarding appears to date to the turn of the 20th century. This boarding is not considered to contribute towards significance.

To the north-western side of the room is a 1950s-60s sink unit of no heritage value.



Figure 5.167: Showing the door from the Centre-East Bedroom to the Centre-West Bedroom.



Figure 5.168: Showing the northern side of the Centre-East Bedroom.



Figure 5.169: Showing the room's chimneypiece and firegrate.



Figure 5.170: Showing the ceiling's central beam.

5.0 Background Understanding of On-Site Heritage Asset(s) - Site Inspection—Interior

The modern carpet to the room was not lifted to inspect for historic floorboards.

The doorway to the cupboard adjacent to the Eastern Bedroom contains a Georgian 2-panelled door hung on H-L hinges and surrounded by a moulded timber architrave from the Victorian period. The door has a rim lock and a brass door knob. The interior of the cupboard forms the opposite side to the boarding described within the Eastern Bedroom's cupboard. It appears to date from the turn of the 20th century. This boarding is not considered to form part of a notable phase of alterations within the building and are not of such quality so as to contribute towards significance.

Damp appears to have penetrated from a blocked gutter at some stage and caused disrepair to the cornice close to the window.

The window has a modern internal pelmet to hang curtains. This element marginally detracts from significance as it obscures the moulded timber window architrave.

The cornice to the room is a later addition from its original 17th century construction. It appears to have been installed in phases as the profiles don't quite match up in profile design and at their junctions from one wall to another. This is likely either because of movement in the building before installation which made properly aligning the cornices problematic or more likely movement since and subsequent sub-optimal repairs.



Figure 5.171: Showing the door from the Centre-East Bedroom to the cupboard on the eastern side.



Figure 5.172: Showing the interior to the Centre-East Bedroom's cupboard.



Figure 5.173: Showing the area of disrepair to the cornice on the southern wall.



Figure 5.174: Showing the unevenness of the cornices to the room.

5.0 Background Understanding of On-Site Heritage Asset(s) - Site Inspection—Interior

Centre-West Bedroom (Bedroom 3)

This bedroom historically extended into the area today occupied by the corridor and bottom part of the stairs to the loft. This is indicated by the moulded ceiling beam that once lay in the centre of the room. It has a subtle beading to both edges but is rather plain.

The door into the room is hung on H-L hinges and is a 2-panelled door, braced on the room side. The moulded timber architrave is Victorian and matches the majority of the others to the bedrooms in the Front Range. A matching architrave exists to the joining doorway into the Centre-East bedroom. A section of the original timber frame is evident above this doorway (see Figure 5.175).

To the north-eastern side of the room is a 1950s-60s sink unit of no heritage value.

The window has a modern internal pelmet to hang curtains. This element marginally detracts from significance as it obscures the moulded timber window architrave.

The modern carpet to the room was not lifted to inspect for historic floorboards.



Figure 5.175: Showing the door from the Centre-West Bedroom to the Centre-East Bedroom.

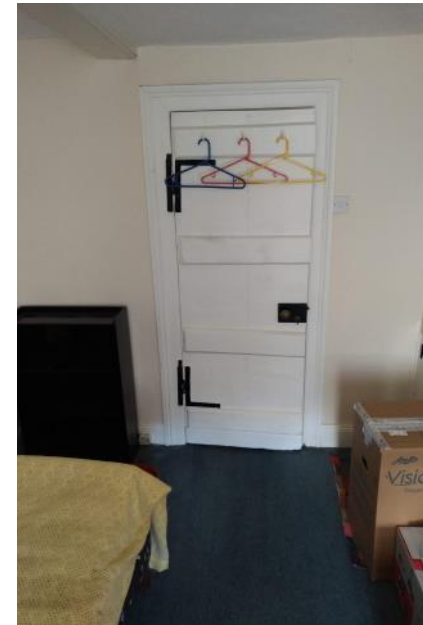


Figure 5.176: Showing the entrance door into the Centre-West Bedroom.



Figure 5.177: Showing the window to the Centre-West Bedroom.



Figure 5.178: Showing the ceiling beam that once lay in the centre of the room. Note the underside of the modern stairs.

5.0 Background Understanding of On-Site Heritage Asset(s) - Site Inspection—Interior

Western Bedroom (Bedroom 4)

This room contains modern timber floorboards inserted in the late 1970s, which are of no heritage value. It is not clear if any historic boards remain below but it is believed that some or all were lost in the late 1970s. Opening up works would be needed to clarify this point further.

The skirting boards to the room are later, and likely replaced when the modern floor was installed in the mid 20th century. They are marginally taller than they appear on the basis that the modern timber floorboards have been laid on top of the previous boarded floor.

The cupboard to the bedroom has a 2-panelled Georgian door hung on H-L hinges. The moulded timber architrave appears to be Victorian. To the internal side of the cupboard are several historic floorboards that likely match those that existed in the bedroom.

The western window has an moulded timber architrave, which is truncated towards the top.

The room contains full height panelling, with a dado rail. There is also a deep timber cornice, that is relatively plain.



Figure 5.179: Showing the entrance doorway into the Western Bedroom.



Figure 5.180: Showing the modern timber floorboards to the Western Bedroom.



Figure 5.181: Showing the Western Bedroom.



Figure 5.182: Showing the cupboard door and architrave in the Western Bedroom.

5.0 Background Understanding of On-Site Heritage Asset(s) - Site Inspection—Interior

To the centre of the room is a large central beam. This has been lined to the sides and underside with chipboard or the like. We understand that the historic timber beam above was in significant disrepair in the late 1970s and was replaced by a RSJ and then the timber beam pinned to the underside and then the combination lined as described. As seen today this central beam extends across the top of the western window's architrave and sits visually rather awkwardly. The low-grade chipboard lining is unsightly and part of it has become detached adjacent to the western window.

The room retains its Georgian chimneypiece, although there is no firegrate. The chimneypiece is timber, has fluted pilasters with Greek Ionic capitals and a Neo-Classical frieze.



Figure 5.183: Showing the historic floorboards within the Western Bedroom's cupboard.



Figure 5.184: Showing the chimneypiece in the Western Bedroom.



Figure 5.185: Showing how the central ceiling beam sits awkwardly against the western window's architrave.



Figure 5.186: Showing how the central ceiling beam sits awkwardly against the western window's architrave.

5.0 Background Understanding of On-Site Heritage Asset(s) - Site Inspection—Interior

Master Bedroom

The room forms the converted loft of the Rear Range within an open plan bathroom at the northern end. We understand that the room was originally ceilinged when the present owners bought the house in the late 1970s.

The room is visually dominated by exposed timber framing. We can see three truss bays formed by the Queen (2) Post trusses. The middle example has two additional posts introduced on the underside by the present owners in the late 1970s (see Figure 5.187). This element detract from significance as it blurs the legibility of the room's significance and phasing.

The Queen Post truss closest to the Mid C20 Staircase has had both its braces removed. The first was presumably to allow the creation of a doorway from the Mid C20 Staircase into the room, and the other today is occupied by an open wardrobe.

The principal rafters to the roof, its purlins and three Queen Post trusses all remain on view within the room. The beams to the ceiling above have been painted black. There is therefore no evidence of smoke blackening to the timbers as might be present from a previous open hearth ground floor fire.

We understand that when the house was purchased in the late 1970s there was a corridor from the eastern side of the chimneybreast (at the southern end of the room), which extended along the eastern side of the room approximately aligned with the green line at Figure 5.188. This is corroborated by a sketch drawn in 1959 at Figure 5.17.

The room retains the brick chimneybreast that rises from the Sitting Room below to the roof level chimneystack. The room has no fireplace which suggests that this room was not occupied originally and has likely only formed



Figure 5.187: Showing the Master Bedroom as seen from the entrance doorway. The two modern posts added by the present owners are marked in red.



Figure 5.188: Showing the Master Bedroom looking from the chimneybreast towards the bathroom.



Figure 5.189: Showing the Queen Post truss nearest the entrance doorway into the room and the location of the former brace.



Figure 5.190: Showing the smoking bay doorway (on the right hand side) on the southern end of the Master Bedroom. The loose post is marked in red.

5.0 Background Understanding of On-Site Heritage Asset(s) - Site Inspection—Interior

living accommodation therefore from the mid 20th century onwards.

Above the fireplace is a smoking bay historically used to smoke meats. One of the posts to this bay has become dislodged and is loosely held in place by nails, but requires repair to be pegged back in place.

The floor to the Master Bedroom has modern high-grade boards fitted in the last 40 years. These are sympathetic to the character of the building but are not of such quality so as to contribute towards significance. At present the floor above the Dining Room is set marginally lower than the remainder of the room, producing a step across the width of the room.

In the middle bay of the room the present owners installed several timber members to partially separate off the bathroom from the bedroom. The members added are indicated on Figures 5.191 and 5.192. These elements blur legibility of the building's phasing and significance and therefore detract from significance.

At roof level, at both the northern and southern end of the room, are a pair of curved wind braces that typically were not used post 1570 in Surrey and either indicates that this part of the building is indeed the oldest or that these beams were reused from elsewhere. More in depth analysis would be needed at close quarters to be more definitive and potentially dendrochronology.



Figure 5.191: Showing the middle bay of the room (western side). The timber members added by the present owners are marked in red.



Figure 5.192: Showing the middle bay of the room (eastern side). The timber members added by the present owners are marked in red.



Figure 5.193: Showing the curved wind braces at the southern end of the room.



Figure 5.194: Showing the curved wind braces at the northern end of the room.

5.0 Background Understanding of On-Site Heritage Asset(s) - Site Inspection—Interior

Bathroom

The bathroom contains generic mid-late 20th century bathroom fittings of no heritage value. The bath is enclosed in a panelled enclosure, and the bath has gold coloured taps. There is a large double sink cabinet with gold coloured taps and fitted mirrors. These fittings are sympathetic to the character of the house but not of such quality so as to be considered to contribute towards significance.

The beams to the ceiling above have been painted black. There is therefore no evidence of smoke blackening to the timbers as might be present from a previous open hearth ground floor fire.



Figure 5.195: Showing the double sink unit on the northern wall of the bathroom.



Figure 5.196: Showing the existing bath and W.C. to the bathroom.



Figure 5.197: Showing the existing shower unit to the room.

5.0 Background Understanding of On-Site Heritage Asset(s) - Site Inspection—Interior

Stairs to loft created from part of Centre-West Bedroom

The corridor to the loft was created after the 2004 consent for the repair of the roof and conversion of the loft. The floorboards, steps, balustrade, newel posts all date from this period. These are high grade timber installations and complement the character of the house. However, they are not considered of such quality so as to contribute towards significance.

On the western wall of this staircase is one of the original 17th century timber framed braces.

Loft/Attic

This part of the house is not subject to any proposed change within the scheme and so will be assessed at lower level of detail than the rest of the house.

The loft also has a Queen (2) Post roof structure. The rafters, purlins, trusses are all visible. Many timber members were evidently replaced in the repairs undertaken in 2004 and 2005, but these have been done very sympathetically. Below the lower purlin in the western end of the loft the room has been boarded out. This boarding out is of no heritage value.

On the northern roofslope is an inverted V-shaped area of framing that likely forms the point at which the gabled roof to the Rear Range attaches to the Front Range.

Modern timber floorboards of consistent width were fitted as part of the conversion works in 2004/05. These are high grade timber installations and complement the character of the house. However, they are not considered of such quality so as to contribute towards significance. The floor structure and floorboards have been laid on top of the tie beams so the latter are not visible.



Figure 5.198: Showing the corridor to the loft from the first floor.



Figure 5.199: Showing the 17th century curved brace forming part of the timber framing exposed in the creation of the new loft stairwell.



Figure 5.200: Showing the western end of the loft.



Figure 5.201: Showing the inverted V-shaped framing where the Rear Range's roof meets the Front Range.

5.0 Background Understanding of On-Site Heritage Asset(s) - Site Inspection—Interior

The upper part of one truss between the collar and the ridge beam, located at the top of the stairs, has been historically plastered over and the inscription '1740' added. It seems likely that this level was once used as servants' quarters and we understand was accessed previously from a hatch above the galleried staircase.

The beams to the ceiling above have been painted black. There is therefore no evidence of smoke blackening to the timbers as might be present from a previous open hearth ground floor fire.

The chimneybreast that serves the Office, Music Room, Eastern Bedroom and Centre-East Bedroom rises through the loft area to the chimneystack above.

Matching modern floorboards have been fitted throughout the loft area to those described as being fitted to the western end of the loft. These are similarly of no heritage value.

The loft is dominated visually by the Queen Post roof structure. The rafters, purlins, trusses are all visible as are wind braces providing longitudinal support to the roof.



Figure 5.202: Showing the view from the top of the stairs towards the eastern end of the loft.



Figure 5.203: Showing the inscription on the truss plastered panel at the top of the stairs.



Figure 5.204: Showing the central-eastern end of the loft.



Figure 5.205: Showing the view from the eastern end of the loft towards a wind brace.

6.0 Assessment of Significance

6.1 Designated Heritage Assets

Lower Knaphill Conservation Area

Identification of Part of Conservation Area Potentially Affected

The conservation area is relatively small and the subject building, its outbuildings and gardens comprise approximately 20% of the conservation area. The Site lies at the north-eastern end of the conservation area and is visible from the junction of Barrs Lane and Littlewick Road. As the subject building is a focal building to the conservation area the whole conservation area could hypothetically be affected. The potential impact will be assessed in Section 7.

Historical Development

The LPA have not produced a conservation area appraisal for the conservation area. We have therefore undertaken an outline appraisal below of its historical development.

The original phase of the building today known as Whitfield Court is believed to date to the 17th century with later additions in the 18th, 19th and 20th centuries. Nuthurst (160 Robin Hood Road) (Grade II listed) is a mid-late 18th century farmhouse. Inwoods, on the corner of Barrs Lane and Littlewick Road, dates to the 16th century. Inwoods used to have a number of farm buildings to its north east but these were demolished between 1896 and 1915/16. Bluegates is shown on the 1871-82 OS map so dates to at least the late 19th century. The Royal Oak public house on Anchor Lane (opposite the junction with Robin Hood Road) dates to the 17th century.

The village forge used to be located on the corner of Robin Hood Road and Anchor Hill as shown by the 1896 OS map. The modern building called The Forge indicates the former location of the forge.

Ruston Lodge on Littlewick Road is a modern bungalow that dates from between 1935/36 and 1972/73. Waterers Edge is a single storey bungalow dating to post 1972/73. Nos. 162 & 164 Robin Hood Road are modern semi-detached buildings that date to the mid 20th century. There had been previous buildings on their plots historically (e.g. 1871-82 OS map), of a different footprint, but these were demolished between 1935/36 and 1971/72.

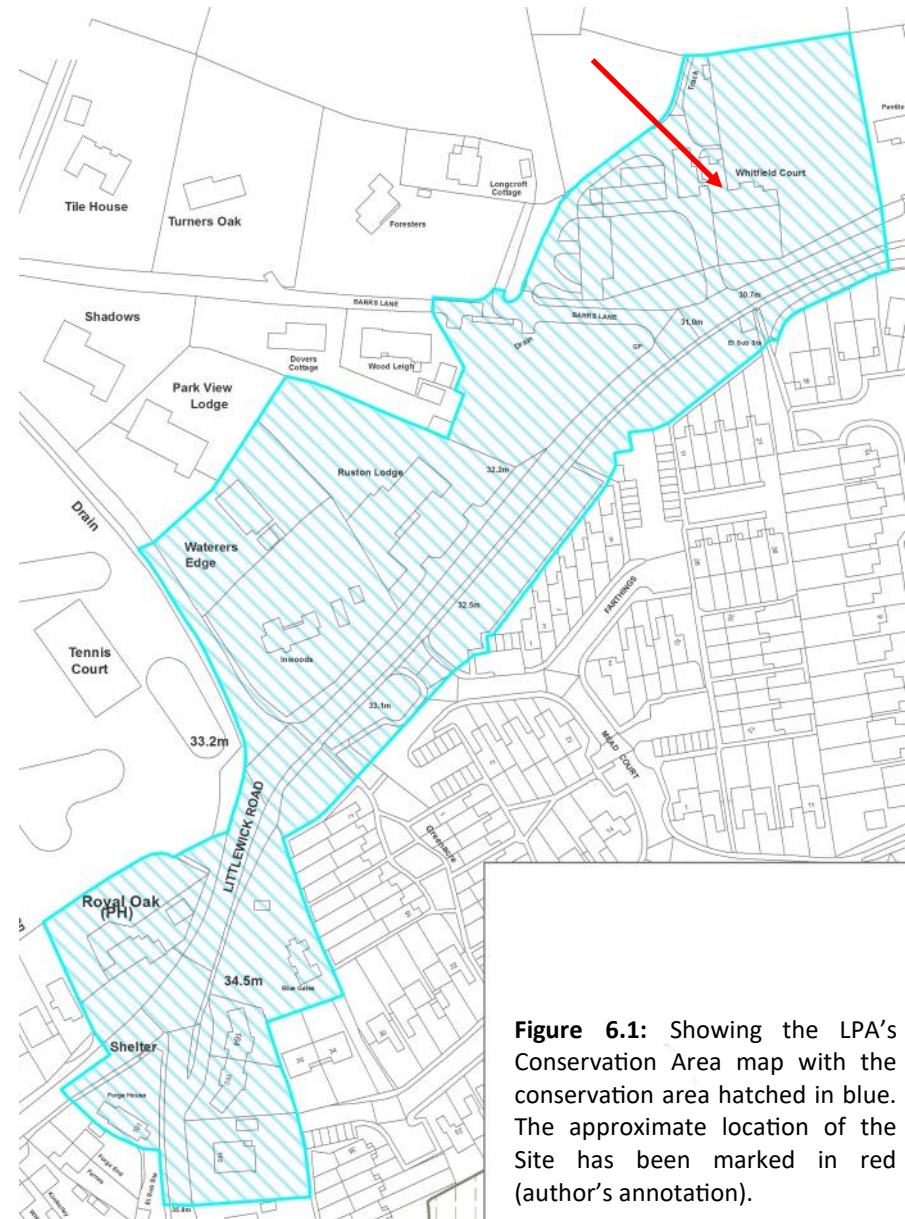


Figure 6.1: Showing the LPA's Conservation Area map with the conservation area hatched in blue. The approximate location of the Site has been marked in red (author's annotation).

6.0 Assessment of Significance

There were also several small buildings in the north-eastern corner of the green formed at the junction of Barrs Lane and Littlewick Lane. Three buildings were evident on the 1871-72 OS map, expanding to four by the 1896 OS map. Between 1935/36 and 1971/72 these buildings were demolished and the bungalows Wood Leigh and Dovers Cottage were built.

Character and Appearance

As discussed the LPA have not produced a conservation area appraisal for the conservation area. We have therefore undertaken an outline appraisal below of its character and appearance.

Today the main settlement of Knaphill is centred around Anchor Hill and the High Street (outside the conservation area), but this area did not develop until the mid 19th Century aided by the prosperity of the local brickworks. The conservation area comprises the historic core of the village of Knaphill at the junction of Barrs Lane and Littlewick Road. It contains several historic farmhouses, a public house, an element of the green at the junction of the aforementioned roads as well as several modern dwellings in the mid-late 20th century.

Inwoods and Whitfield Court were both originally timber framed. The rendered wattle and daub panels of Inwoods have been replaced over the years with brick nogging but the timber frame remains evident externally. Whitfield Court's elevations have on the other hand, been remodelled several times and encased in red brick. Nuthurst is a mid-late 18th century former farmhouse built of red brick in Flemish bond. The vernacular to the area was therefore initially timber framing, with later brick infill or encasing, giving way in time to elevations solely built of red brick.



Figure 6.2: Inwoods in 2003 (Source: Historic England list entry).



Figure 6.3: Bluegates in 1973 (Source: Surrey History Centre). Bluegates is not readily visible from the public highway.



Figure 6.4: The Royal Oak public house, Knaphill (Source: Geograph).



Figure 6.5: Showing Whitfield Court and the separately listed barn (left) as seen from the corner of Littlewick Road and Barr Lane (Source: Google).

6.0 Assessment of Significance

Roofs to the area to all historic buildings are red clay plain tiles. The roof to the barn west of Whitfield Court retains its historic diapering.

The buildings to the area are typically vernacular buildings rather than 'polite' buildings. Timber casements of eclectic sizes are the norm, and plan forms are irregular rather than symmetrical.

Nos. 162 & 164 Robin Hood Road, Forge House, Waterers Edge, Wood Leigh and Dovers Cottage are all mid-late 20th century buildings that do not pick on these vernacular materials and the character of the historic building stock to the conservation area. These more modern buildings are considered not to contribute towards the character and appearance of the conservation area.

The character of the conservation area is one of a small number of former historic farmhouses and detached houses, formerly a secluded and small rural hamlet, nowadays surrounded to the east by the expansion of modern Woking into the areas such as Goldworth Park, St. Johns and Hook Health. The former rural character of the hamlet is still appreciable to some extent due to the green space provided by Waterers Park to the south-west, and the fields and woodland to the north and west of the conservation area.

Key Views

As discussed the LPA have not produced a conservation area appraisal for the conservation area. We have therefore undertaken an outline appraisal below of the key views within the conservation area:

- Views in both directions along Littlewick Road/Anchor Hill; and
- At the junction of Robin Hood Road/Anchor Hill and Littlewick Road looking at the Royal Oak public house and through to the fields and green open space behind.

Focal Buildings

As the LPA have not produced a conservation area appraisal for the conservation area we have therefore undertaken the following outline appraisal of the focal buildings within the conservation area:

- Whitfield Court (Grade II* listed);

- Inwoods (Grade II listed); and
- The Royal Oak public house.

Contribution of Site to Character and Appearance

The Site forms one of two of the earliest buildings in the conservation area (17th century) together with Inwoods (16th century). It also forms a focal building in the conservation area, has local landmark value due to its prominent position at the junction of Barrs Lane and Littlewick Lane and forms the best preserved former farmhouse with associated farm buildings in the conservation area. It therefore makes a highly positive contribution towards the character and appearance of the conservation area.

6.0 Assessment of Significance

Whitfield Court (Grade II* listed)

Architectural Description

See Section 5.

Assessment of Significance

The building contains a 17th century timber framed core, much altered externally, and internally. It was extended in the 18th, 19th and 20th centuries and has been remodelled to the front elevation on at least two occasions. The front elevation as seen today retains the sedate late 19th/early 20th century remodelled appearance with only minimal notable detailing. The faux gabled dormers to the front elevation, the canopy to the front door and pilasters below enliven the front elevation to some degree. The western and eastern elevations retain evidence of a number of former windows with fine rubbed brick heads, since infilled. It is not known if these were infilled to reduce Window Tax or for other reasons such as for internal room arrangements. Regrettably the fine former doorcase on the western elevation has been lost over time. The rear elevation retains a fine Georgian stair core extension. No truly historic sashes remain to the elevations and those that are present are of a differing (later) configuration and likely within a century of age. Internally the building retains much timber framing, exposed beams and joists, a Georgian chimneypiece and several 19th century chimneypieces so on. The interior of the building perhaps contributes more strongly than the exterior of the building, where the early timber framed core is still very much apparent and as well as a number of fine Georgian rooms, where panelling and other Georgian detailing have survived. The building is considered of moderate-high aesthetic design value. The building has also acquired over time a mottled patina to its elevations, exaggerated by the many layers of alterations including areas of brick infilling to previous openings. This gives the building a high degree of aesthetic fortuitous value.

Within the subject building is a framed copy of the survey (original at the Surrey History Centre Ref No.7641) of 'Knight's Farm' stating the farm belonged to Joseph Whitfield Esq. at the time. It is believed this survey dates to the mid 18th century. This provides us with a former name for the house as well as the derivation of its present name. Phillip Arnold's informative history (2016) of the building tells us that Joseph Whitfield married Martha King by license at Horsell on 1st January 1749/50 and was buried in the churchyard in 1751. This mean the survey plan must be 1751 or before.

By 1830 we know that the farm was owned by Mr. Dover whose name appears on the title of Edward Hassell's three watercolours of the farm in 1830. The parish valuation map of 1851 noted Richard Dover as owner of the farm and the 1854/55 Tithe map did the same. Phillip Arnold's house history comments that Donald Waterer lived at the property and was son of F. Gomer Waterer (1867-1945). Donald Waterer commented (July 2004) that Gomer ran the Bagshot nursery and said Anthony Waterer the elder bought the farm in 1868 and let out the house.

We have discussed in Section 3 that Knaphill is known in horticultural circles as the birthplace of the Knaphill Azalea. The Knaphill Azalea was created towards the end of the nineteenth century by Anthony Waterer at what became Waterer's Nursery in Knaphill. The business continued to be owned by the Waterer family until 1976. We know that Anthony Waterer purchased Whitfield Court in 1868 and indeed 'AW, 1883' is inscribed on a stone plaque on the Victorian rear extension. This gives the building associative historical significance with the Waterer family and the azalea nursery industry for which Knaphill is known.

The Site forms one of two of the earliest buildings to the conservation area (17th century) together with Inwoods (16th century). It has notable social communal and illustrative historical value to the local community in illustrating the historical development of the former hamlet. The building also has notable group value with its barn 50m to the west, Longcroft Cottage (Grade II listed and outside the conservation area), and Inwoods (Grade II listed). The building also has a reasonable degree of local landmark value due to its size and prominence from Littlewick Road.

Contribution of Setting to Significance

The subject building functioned as a farmhouse for many centuries until approximately the 1860s when it was purchased by the Waterer family who ran a substantial plant nursery business in the local area. Waterers Park to the south-west forms just part of the former nurseries to the local area. Remaining reminders of the former nursery in the local area such as this park, Nursery House and Knaphill Nursery to the west of the listed building all contribute towards significance via setting to a limited degree.

6.0 Assessment of Significance

The barn 50m to the west of the former farmhouse (separately listed) has a direct former functional link and historical association with the former farmhouse. It dates to the 18th century and therefore does not form part of its original setting but does form part of its historic setting. It also lies in close proximity with clear visibility between the two meaning the barn lies in the visual, aesthetic and experiential setting of the listed building. Overall, the barn contributes strongly towards the significance of the listed building as an element of its setting.

Summary of Significance

- Elements that contribute most strongly to the significance of the listed building are: the front roof profile, the remaining unaltered parts of the Georgian western and eastern elevations of the Front Range (including areas where Georgian openings can still be identified e.g. blind windows), the Georgian pavilioned brickwork to the front elevation, the Georgian rear stair extension (including its window) and the brick plinth to the Rear Range (eastern elevation). Internally elements that fall into this category include the 17th century timber framing that is visible, the 17th century former mullioned windows that remain visible, concealed timber framing within both the Front and Rear Ranges as well as joists and chamfered ceiling beams from the same period. Also falling into this category are any wattle and daub panels remaining internally, and the Queen Post truss roof structure, the smoking bay in the Rear Range (first floor) and other elements to both the Front and Rear Ranges including wind braces.
- Elements that contribute strongly to the significance of the listed building are: the overall cohesion of the Front Range with its Victorian vernacular revival overtones, the overall L-plan form of the Front Range and the Rear Range, the rear elevation of the Front Range including the ground floor element of the former outshut extension, evidence of tuck pointing to the front elevation of the Front Range, and the Rear Range's eastern elevation. Internally elements that would fall into this category include the Georgian panelling, dado rails and cornices in the building (where present), the Georgian chimneypiece in Office (Front Range) and the Grecian key to its ceiling, and the fine newel post, balusters, ramped dado rail, panelling, cornice and handrail to the Main Staircase. Also falling into this category are any Georgian panelled doors and hinges, and lath and plaster ceilings that survive as well as the Georgian internal doorcases to the Office, Music Room, the Eastern Bedroom and the Rear Corridor (first floor) all off the Main Staircase.
- Elements that contribute to a moderate degree to the significance of the listed building are: the Victorian rear extension to the Front Range, the ground floor element of the former outshut rear extension, the Rear Range's northern elevation (save for the concrete lintel), the historic elements of the Office's external door's architrave and the shared significance with the nearby separately listed barn as contributing positively to significance via setting. Internally the following elements fall into this category: the historic 4-panelled internal doors, Victorian architraves to the windows and doors (where present), any historic floorboards to (except those in the Victorian Extension), and the 19th century chimneypieces to the Western, Eastern and Centre-East Bedroom.
- Elements that contribute to a limited degree to the significance of the listed building are: the existing windows to all elevations (except the Georgian stair core), the chimneystack to the Front Range, the northern stack to the Rear Range, the Western Annex, any cast iron guttering and downpipes that survive, the canted bay window to the Front Range's front elevation, and the other positive contributors towards significance via setting such as Nursery Park and Nursery House as well as the group value with Longcroft Cottage, the listed barn and Inwoods. Internally the following elements fall into this category: the canopy to the front door, the gabled dormers to the front elevation, the position of the existing front entrance door, the historic W.C. in the Victorian rear extension (ground floor), the Victorian floorboards in the Victorian Extension and the Victorian tiles to the Snooker Room.
- Elements that do not contribute to the significance of the listed building are: the concrete lintel to the Rear Range's northern elevation, the modern bathroom fittings in the first floor bathroom in the Front Range, the built-in sink units to some bedrooms, the bathroom fittings to the first floor/loft of the Rear Range, the fitted kitchen units to the Kitchen, the flooring to the Kitchen, Breakfast Room and Dining Room, the modern chimneypiece to the Music Room, the modern floorboards to the Western Bedroom, to the Office and the Master Bedroom, the plasterboard ceiling to the Bathroom,

6.0 Assessment of Significance

the hatch and architrave to the Music Room, the position of the Mid C20 Staircase and its later staircase and balustrade, and the boarded out cupboard between the Eastern Bedroom and the Centre-East Bedroom.

- Elements that detract from the significance of the listed building include: the concrete window cills and/or cementitious render to the bricked cills, uPVC guttering and downpipes (where present), cementitious pointing (where present), the stretcher bond head to the Breakfast Room's eastern elevation external doorway, the low-grade canopy to the Office's external door, the western window to the Sitting Room, cementitious render to the former outshut extension at ground floor level, the northern 1960s extension to the kitchen, and timber soffit to the Rear Range (eastern elevation). Internally elements that fall into this category include the modern soldier bond brickwork to the Sitting Room walls and fireplace, the bread ovens to the Sitting Room fireplace, the modern inserted timber framing to the Sitting Room walls (internally), the sand and cement infill panels to the Snooker Room walls (internally), the faux step to the Sitting Room's eastern wall, the modern inserted brickwork to the Rear Corridor southern wall, the faux historic timber framing and brickwork to the doorway between the Rear Corridor and the Mid C20 Staircase, the modern brickwork inserted to the 17th century wall adjoining the Mid C20 Staircase, the faux historic framing to the Rear Corridor southern wall and architraves at first floor level, the centre beam/RSJ position visually blocking the window in the Western Bedroom, the pelmets to the bedrooms (internally and where relevant), the uneven plastering from the late 1970s to some ground floor ceilings, the concrete floor to the Victorian Extension's ground floor W.C., and the additional posts and other members added to the Queen Post trusses in the Master Bedroom.

6.0 Assessment of Significance

Barn 50 yards west of Whitfield Court (Grade II listed)

Architectural Description

A sizeable threshing barn from the 18th century. The barn is timber framed in box framing and set upon a plinth of red bricks. To the centre of the front (eastern) elevation is a gabled entrance porch. The roof to the latter is covered with red clay plain tiles with diapering, its front elevation is clad with horizontal weatherboarding and a single boarded door lies to the centre. There is an opposing centrally positioned entrance also on the western (rear) elevation. The main barn roof is half hipped, and covered with red clay plain tiles again with diapering. The southern gable end is also covered with horizontal weatherboarding. The northern and western elevations were refronted in the 19th century in brick and include decorative and functional ventilation loops.

The original barn comprises the rectangular barn to the centre with a hipped roof extension over an open entrance bay to the north dating from the 19th century, and a further 19th century single storey addition to the south.

Assessment of Significance

A fine threshing barn from the 18th century with sympathetic additions to the northern and southern elevations. The half hipped roof, which is very steeply pitched, is the most prominent and accomplished part of the building. The building is considered of low-moderate aesthetic design. Its main significance lies as forming a well-preserved vernacular farm building of the period, one of some size and prominence in local views, and its associated former ancillary role to the main farmhouse. The building holds social communal and illustrative historical value in aiding the local community's understanding of the historical development of the local area. The building also potentially lies above previous incarnations of former farm buildings given the earlier date of the main farmhouse, giving it evidential value.

The building has a good level of local landmark value in local views given the height of the roof as seen from Barrs Lane and Littlewick Road.

Contribution of Site to Significance by Setting

The subject building and the adjoining barn functioned as farm buildings for many centuries until approximately the 1860s when they were purchased by the Waterer family who ran a substantial plant nursery business in the local area. The barn has a direct former functional link and historical association with the former farmhouse. The former farmhouse predates the barn



Figure 6.10: Listed barn near house.

and therefore forms part of its original and historic setting. It also lies in close proximity with clear visibility between the two meaning the former farmhouse lies in the visual, aesthetic and experiential setting of the barn. Overall, the former farmhouse contributes strongly towards the significance of the barn as an element of its setting.

7.0 Scheme Overview and Assessment of Potential Heritage Impacts

7.1 Scheme Overview

EXTERNAL WORKS

Main House

- Remove non-breathable paving and substate on southern, western and northern sides of the building;
- All existing sash windows to be refurbished, repaired and painted; and
- All uPVC rainwater goods to be carefully removed and replaced with black cast aluminium as per specification.

Southern Elevation

- Lead canopy over front entrance door to be replaced;
- Localised lime mortar repairs (tinted with brick dust) to the brickwork;
- All existing concrete cills below sash windows to be repaired and painted on front elevation;
- Lead detailing required on ridges on front bay window; and
- All cementitious pointing to be removed where possible and property to be repointed with lime mortar, except where lime putty should be used for rubbed brick heads.

Eastern Elevation

- Repair window head to ground floor central window where head is collapsing;
- Replace missing bricks to ground floor central and northern window cills; and
- Repair crack through brickwork between central ground floor window head and central first floor window's cill.

Western Elevation

- Existing window opening to be made taller to extend to former flat arched head; and
- Reinstate former window opening below surviving flat brick arch head.

Northern Elevation

Western Section (Office Rear Wall)

- New flat roofed timber canopy with lead detailing to replace late-20th Century current canopy.

Georgian Stair Core

- Replace red brick dentil missing from East elevation of stair core;
- Replace missing bricks within plinth with like-for-like replacement; and
- All windows on rear of property to be retained are to have current cement flaunches removed from brick cills.

Victorian Extension

- Brick replacement where needed where bricks have lost their brick faces;
- Rebuild the bottom row of brickwork to the ground floor central window's segmental head; and
- Remedy the cementitious mortar infill surrounding the overflow pipes, SVPs, downpipes on the rear elevation and replace with like-for-like brickwork as needed and lime mortar.

Extension Between Victorian Extension and Rear Range

- Existing cement render to be removed and brick work repaired; and
- Repoint the first floor brickwork with lime mortar and remove the cementitious mortar from the brick faces at first floor level.

Rear Range

Eastern Elevation

- New Double French Doors;
- All windows to be retained are to have current cement flaunches removed from brick cills;
- Consolidation of services. Soil stack to be relocated to North Elevation. Infill

7.0 Scheme Overview and Assessment of Potential Heritage Impacts

openings with matching brickwork;

- Boiler room roof to be repaired;
- Brick replacement where bricks have lost their brick faces; and
- Remove cementitious render surrounding pipework and repoint.

Northern Elevation

- Brickwork to be repaired under existing window;
- Cracks within chimney to be reviewed by structural engineer;
- Install replacement terracotta chimneypot (and cowl) to stack; and
- New single storey rear extension.

Western Elevation

- Repair brick below window with like-for-like replacements where needed.

INTERNAL WORKS

Ground Floor

All Artex ceiling plaster to be carefully removed and replaced with lime plaster.

Kitchen and Breakfast Room

- Existing modern late 20th century kitchen extension and fitted units to be removed. Construction of new extension using brickwork to match existing;
- Existing kitchen units to be removed and new kitchen to be fitted;
- Existing kitchen and Breakfast Room floor covering to be removed and substrate inspected/prepared for new floor finish;
- Late-20th Century mock chimneybreast masonry to be removed and existing wall repaired;
- Existing wall carefully removed and new steel support for dining room ceiling to be installed subject to engineer's advice. Nib walls to be retained either side of wall;
- Existing non-structural timber beam and secondary timbers to be removed in

line with structural engineer's advice. Late-20th Century plaster to be removed from the ceiling;

- Existing boiler room door to be replaced with jib door with tongue & groove panelling;
- New natural stone floor finish laid on new limecrete sub floor. Low profile underfloor heating wet system proposed; and
- Boarded door to be retained and reused.

Dining Room

- Late-20th Century bricks and vertical timber framing to be carefully removed from dining room and hall side of fire place; and
- Fitted joinery unit inserted into opening adjacent to chimney.

Sitting Room

- Late-20th Century bread oven doors to be carefully removed;
- Late-20th Century decorative timber framing with decorative brick infill to be carefully removed from western wall;
- Reopen doorway between Sitting Room and Snooker Room; and
- Existing inglenook to be plastered and bricks to be made good upon removal of faux oven doors and then apply German Smear technique to lighten.

Snooker Room

- Red quarry tiles to be carefully removed and replaced with floorboards to match existing;
- Existing doorway opening between Snooker Room and Sitting Room to be infilled with timber framing and plaster infill reinstated, to match adjacent walls of snooker room; and
- Moulded timber architrave proposed on existing door (entrance hall side to match Music Room side) opening.

7.0 Scheme Overview and Assessment of Potential Heritage Impacts

Music Room

- Existing door on northern wall set to be carefully removed and set aside for reuse;
- Existing hatch and timber lintel (hall side) within wall to be removed and panelling made good;
- Existing floorboards, painted timber panelling and niche to be repaired/made good and decorated where required;
- Existing fireplace to be opened up and new chimneypiece, and firegrate to be installed. Details TBC;
- Flooring to be repaired. Opening up works required to establish why the floor is collapsing; and
- Timber panelling to be reinstated in existing door opening and panelling to be locally repaired.

Office

- Doorcase to be reinstated to match extent of entrance door into office, removing faux archway;
- Late-20th Century flooring to be carefully removed and existing floorboards below to be made good;
- 1No. doorcase to be reinstated to match original doorcase that survives on office side of the doorway into the Office from the Georgian Staircase Hallway, removing archway; and
- Existing panelling to be made good and decorated.

Hallway

- Early-20th Century brick infill to be removed and replastered; and
- Hall walls to be replastered.

Victorian Extension

- Early-20th Century existing door set to be carefully removed and opening to be made good;

- Late-20th Century sanitaryware to be removed throughout;
- Existing door leaf and over light to be carefully removed. New sliding door to be installed in offset stud wall. Architrave to be concealed on Utility Room side;
- Ceiling laths to be repaired and lime plastered;
- Remove Victorian floorboards in Utility Room;
- Existing concrete slab to be removed and new substrate proposed with natural stone finish; and
- New tiled floor finish within utility room. Floor boards to be carefully lifted and stored for reuse.

Rear Corridor

- Late-20th Century stair to be carefully removed and brick inserts set into timber framing adjacent wall to be carefully removed;
- New stair fitted with balustrade, matching existing rise and going. Under stair storage required and fuse box relocated. Wall to be replastered where faux bricks are proposed to be removed; and
- Late-20th Century door reveal to be carefully removed and adjacent walls to be made good and decorated to match adjacent.

First Floor

Staircase

- Small area of landing formed in the late-20th Century to be carefully removed;
- New timber stair formed with balustrade to make stair safe; and
- Existing 20th Century landing removed to form double height space.

Bathroom and Adjoining W.C.

- Remove painted fibre board ceiling;
- All 20th Century sanitaryware to be removed;

7.0 Scheme Overview and Assessment of Potential Heritage Impacts

- Existing late-20th century ceiling hatch to be removed;
- Remove mid-20th Century supporting joists, and redundant water storage tank. Raise ceiling height in this area for bathroom;
- New plasterboard ceiling to be formed at a higher level;
- New sanitaryware fitted and connected to existing drainage system;
- Plaster to be carefully removed on the hall side in front of historic window;
- Ceiling to be lowered in front of WC and bathroom to align with hall ceiling. Existing hatch to be removed as no longer required; and
- Low level timber panelling to be fitted within W.C.

Georgian Stairwell

- Minor repair and refurbishment of stair; and
- Repair separation of panelling to staircase between skirting and dado rail and cracks within the ceiling.

Eastern Bedroom

- Joinery within existing cupboards and partition to be carefully removed. Adjacent walls to be made good and 'Jack and Jill' bathroom to be formed.

Centre-West Bedroom (Bedroom 3)

- Remove existing sink unit in room;
- Window pelmets in Bedroom 2 & 3 to be removed and wall made good;
- Existing late-20th Century door set to be carefully removed and new jib door to be inserted; and
- Room to be decorated and walls to be made good where required.

Centre-East Bedroom (Bedroom 2)

- Existing cupboard door set to be carefully removed;
- Existing sink removed;
- Early-20th Century existing door set carefully removed and new jib door inserted;

and

- Cornice and ceiling to be locally repaired and decorated.

Western Bedroom

- Timber boxing around existing structural beam to be carefully removed;
- Create a larger wardrobe by including some of the open clothes storage space in the Master Bedroom (southern end);
- Internal partition to be carefully removed to allow for expanding wardrobe for Bedroom 04 into Master Bedroom;
- Existing floor to be carefully lifted and existing floorboards made good. Floorboards to be reinstated where original floorboards are not present; and
- New register grate to be inserted within existing fireplace.

Master Bedroom & Bathroom

- Late-20th Century decorative timber framing inserted into partition to be carefully removed, wall plaster to be retained and infilled where required;
- All 20th Century sanitaryware to be carefully removed and walls to be made good;
- Floor finish to be removed from the Master Suite;
- New flat ceiling to be inserted at high level in line with the purlins of the existing truss;
- Late 20th Century vertical timber posts to be removed subject to structural engineer's input;
- Full height fitted wardrobes to be installed;
- New sanitaryware fitted in ensuite and connected to existing drainage system. New tiled floor finish to be laid on electric mat under floor heating;
- New partitions formed around W.C. and shower to create privacy within

7.0 Scheme Overview and Assessment of Potential Heritage Impacts

the space due to the open roof void;

- Floor above the dining room to be strengthened - Structural Engineer to advise. Floor level to be raised to align with adjacent 'Master Dressing' area (retaining 17th Century joists below, with new structure inserted within new raised portion of floor) and new step up formed when entering bedroom; and
- Low level joinery located in front of window.

Rear Corridor

- Existing wallpapered fibreboard ceiling to be removed and replastered;
- Late-20th Century faux timber framing to be carefully removed and wall made good and decorated. All doors to have architraves reinstated on hall side to match existing architraves to other side of door; and
- Plaster to be carefully removed on the hall side in front of historic window.

7.0 Scheme Overview and Assessment of Potential Heritage Impacts

7.2 Assessment of Potential Heritage Impacts

Whitfield Court (Grade II* listed)

EXTERIOR

All Elevations

All Existing Sash Windows to be Refurbished, Repaired and Painted

The scheme proposes the careful repair of the existing sash windows. The strategy is set out in the Design and Access Statement. Repairs would include splicing in of like-for-like timber of matching wood species to a matching profile. Any broken panes would be replaced and the windows painted. If the windows are not capable of repair, wholesale replacement would take place with like-for-like timber sashes (single glazed) matching the glazing bar configurations of the existing windows and the glazing bar profiles.

This part of the scheme is considered to be a heritage benefit that sustains the significance of the listed building.

All uPVC Rainwater Goods to be Carefully Removed and Replaced with Black Cast Aluminium Examples

uPVC guttering and uPVC downpipes are present across various parts of the elevations, which detract from significance. The non-uPVC downpipes and guttering are cast iron (painted black) and contribute towards significance. All uPVC guttering and downpipes would be removed and replaced with cast aluminium replacements. Such cast examples are a higher grade product and more successfully emulate cast iron compared to the extruded versions. Cast aluminium gutters, downpipes and brackets would be used, all painted black. Aluminium has been selected due to the ease of maintenance given the tendency for ferrous rainwater goods to suffer from corrosion. The cast iron downpipes and guttering would be retained if in repairable condition, any corrosion removed and repainted.

This part of the scheme is considered a heritage benefit that would enhance the significance of the listed building.

Southern Elevation

Lead Canopy over Front Entrance Door to be Replaced with Like-for-Like Replacement

The existing lead covering to the flat roof canopy over the front door is at the end of its lifespan and requires replacement. A like-for-like replacement is proposed using traditional lead sheeting. As with the existing lead, its replacement would be inserted into the existing mortar course on the front elevation to prevent damage to the surrounding historic brickwork.

This part of the scheme is considered to be a heritage benefit that sustains the significance of the listed building.

Localised Lime Mortar Repairs to Brickwork

The brickwork at present has a number of small holes from historic or current fixings being inserted into the bricks e.g. to support wiring. The pitted appearance this produces is unsightly and is detrimental to significance. Localised repairs would be undertaken to infill these holes with lime mortar tinted with brick dust to match the surrounding brickwork.

This part of the scheme is considered a heritage benefit that would enhance the significance of the listed building.

All Existing Concrete Cills Below Sash Windows to be Repaired and Painted

As described in Section 5 there are numerous cills on the front elevation which are modern and date to the mid-late C20. Their composition is not known for certain but they are either concrete cills or brick cills covered with cementitious render. The cementitious elements detract from significance.

The scheme proposes the repair of the cills where they are cracked in places and then painting them white to match the windows and window frames. This would make their cementitious elements invisible and reduce their detrimental visual impact.

This part of the scheme is considered to be a minor heritage benefit that would sustain the significance of the listed building.

7.0 Scheme Overview and Assessment of Potential Heritage Impacts

Lead Detailing Required on ridges on Front Bay Window

At present the hips of the canted bay window and at the junction of the bay and the main elevation both have cementitious flashing, which is unsightly and detracts from significance. The scheme proposes the installation of leading flashings at the junction of the bay and the main elevation and to the hips. This is a traditional material utilised in a traditional manner at locations prone to leaks.

This part of the scheme is considered to be a heritage benefit that would enhance the significance of the listed building.

Repointing

All cementitious pointing would be removed where possible using hand tools only. This is so that damage does not occur to the arrises of the brickwork. The elevation would be repointed with lime mortar (flush joints), except where lime putty pointing already exists in some rubbed brick heads.

Cementitious pointing can cause widespread and significant damage to historic brickwork. Accordingly these sympathetic repairs using traditional materials are considered a notable heritage benefit that would enhance the significance of the listed building.

Remove Non-Breathable Paving and Substate

Currently there is crazy paving bedded in cementitious mortar to the southern side of the southern elevation, along the western side of the building and on the northern side of the exiting kitchen. This can lead to rising damp in the historic building and moisture is often forced to rise up through the traditional building materials in the external walls rather than partly being allowed to rise to the surface in the ground around the building. The scheme proposes its replacement with paving laid on a breathable base, which could be limecrete or sand and lime mortar.

This part of the scheme is considered a heritage benefit that would enhance the significance of the listed building.

Main House's Eastern Elevation

Repair Window Head to Ground Floor Central Window

The present window head is partially collapsing at present at its lower edge. The scheme proposes the repair of the flat arch to ensure the window head is safe and its

long term structural integrity is safeguarded. The brick window head would then be repointed with lime mortar with flush joints.

This part of the scheme is considered to be a heritage benefit that would enhance the significance of the listed building.

Repair Crack Between Central Ground Floor Window Head and Central First Floor Window's Cill

At present there is a crack that runs from the first floor central window cill to the ground floor central window's head. This crack is generally through mortar joints and so will be repaired using lime mortar (flush joints). Where the crack runs through brickwork the repairs would constitute lime mortar repairs tinted with brick dust.

This part of the scheme is considered to be a heritage benefit that sustains the significance of the listed building.

Replacing Missing Bricks on Ground Floor Central and Northern Window Cills

These cills currently have some missing bricks. The scheme proposes replacing these missing bricks with like-for-like replacements matching the surrounding bricks. These would be red reclaimed bricks of matching size, colour, and composition. They would be laid in matching bond to the existing cill and laid in lime mortar with flush joints.

This part of the scheme is considered to be a heritage benefit that sustains the significance of the listed building.

Main House's Western Elevation

Existing Window Opening to be Made Taller to Extend to Former Flat Arched Head

We know from Section 5 that there was historically a taller, narrower window in this position. The scheme proposes to reinstate the dimensions of the historic window opening. Accordingly the brickwork between the existing window head and the historic window head would be removed. The same brickwork would then be used to make the window opening itself narrower. This brickwork would be laid in lime mortar (flush joints) and matching existing

7.0 Scheme Overview and Assessment of Potential Heritage Impacts

brick bond pattern. A sympathetic '2 over 2' timber single glazed sash window is proposed as a replacement window to the existing.

This part of the scheme would reinstate the historic configuration of the window, which would then match the proposed reinstated window further south (see below). It is considered a heritage benefit that would enhance the significance of the listed building.

Reinstate Former Window Opening Below Surviving flat Brick Arch Head

This former window opening used to match the historic window discussed above. The scheme proposes the reinstatement of this window opening. The bricks that would be removed to reopen the window opening would be retained for re-use on-site for brick repairs. A '2 over 2' timber single glazed sash window is proposed.

This scheme element and the reinstatement of the window dimensions north of it (see above) would return a sense of order and symmetry to the western elevation, which has been slightly eroded by the current ground floor window configuration.

This part of the scheme is considered a heritage benefit that would enhance the significance of the listed building.

Main House's Northern Elevation

Western Section (Office Rear Wall)

New Timber Canopy with Lead Detailing to Replace Late-20th Century Current Canopy

At ground floor level on the eastern side of the rear elevation is a gabled canopy formed of timber, with horizontal weatherboarding to the gable end and covered with felt. This gabled roof is modern, relatively low-grade and detracts from significance. The timber lintel to this doorway has recently been repointed with cementitious mortar that also detracts from significance.

The scheme proposes the replacement of the existing gabled canopy (doorcase to remain). The gabled canopy would be replaced with a flat roofed timber canopy covered with lead. The latter would be inserted into the rear elevation's brickwork mortar course to prevent damage to the historic brickwork. The proposed design would echo the existing canopy on the front entrance. The design and materials would be a far more sympathetic and higher quality addition compared to the status quo and in any event is considered sympathetic in its design and use of traditional

materials.

This part of the scheme is considered a heritage benefit that would enhance the significance of the listed building.

Georgian Stair Core

Replace Red Brick Dentil Missing from East Elevation of Stair Core

One brick dentil is missing at present. The scheme proposes replacing the missing brick dentil with a like-for-like replacement matching the surrounding bricks. This would be a red reclaimed brick of matching size, colour, and composition. It would be laid in matching bond and profile to existing dentils and laid in lime mortar with flush joints.

This part of the scheme is considered to be a heritage benefit that sustains the significance of the listed building.

Replace Missing Bricks within Plinth with Like-for-Like Replacement

Likewise at plinth level some bricks are missing and like-for-like replacements are proposed. Matching comments apply as above regarding matching the surrounding bond and the pointing to be used.

This part of the scheme is considered to be a heritage benefit that sustains the significance of the listed building.

Cement Flaunches to be Removed from Window Cills

Many cills on the rear elevation has been rendered with cementitious render. The render would be removed to reveal the brickwork below. The flaunching is unsightly and revealing the brickwork cills to view would bring unity to the cill treatments across the rear elevation of the building.

This part of the scheme is considered to be a heritage benefit that sustains the significance of the listed building.

Victorian Extension

This part of the rear elevation has a number of bricks where the brick faces have been lost. Brick replacements are proposed where needed with matching bricks of the same size, colour, composition and laid in matching bond in lime mortar (flush joints).

7.0 Scheme Overview and Assessment of Potential Heritage Impacts

This part of the scheme is considered to be a heritage benefit that sustains the significance of the listed building.

Rebuild the Bottom Row of Brickwork on the Ground Floor Central Window's Segmental Head

This window head is beginning to partially collapse. The scheme proposes the careful dismantling of the window head and the retention of the existing historic brickwork. The segmental window head would then be rebuilt as a double row of brickwork (soldier bond at the ends) and laid in lime mortar with flush joints.

This part of the scheme is considered to be a heritage benefit that sustains the significance of the listed building.

Structural Repairs to Georgian Stair Core

The repairs needed to remedy the structural deficiencies of this part of the building are not known at present as the associated Structural Engineer's Report is yet to be completed. Care will be taken to specify sensitive repairs that safeguard the retention of the maximum extent of historic fabric possible depending on the level of intervention needed. These repairs would ensure the long term survival of this part of the building.

This part of the scheme is considered to be a notable heritage benefit that sustains the significance of the listed building.

Remedy Cementitious Mortar Infill Surrounding Overflow Pipes, SVPs, Downpipes on Rear Elevation

This part of the elevation is highly unsightly due to the copious use of cementitious mortar and poor workmanship. This would be removed, like-for-like brick replacements introduced and pointed with lime mortar (flush joints).

This part of the scheme is considered to be a notable heritage benefit that sustains the significance of the listed building.

Extension Between Victorian Extension and Rear Range

Existing Cement Render to be Removed and Brick Work Repaired

The current area of cementitious render to this part of the elevation is unsightly, will possibly have led to damage to the historic brickwork faces behind and does not allow

for breathability of the historic brickwork. The current render would be removed. If the brick faces are intact following these works any lime mortar (flush joints) would be undertaken as needed. If the brick faces are damaged due to the cementitious render, then the affected area of brickwork may need to be rendered in lime render.

This part of the scheme is considered a heritage benefit that sustains the significance of the listed building.

Repoint First Floor Brickwork with Lime Mortar and Remove Cementitious Mortar from Brick Faces at First Floor Level

A small area of brickwork on the first floor extension on the rear elevation of the main house has some particularly poor pointing where cementitious pointing, unsympathetic in itself, has been smeared over the brick faces during pointing. The scheme proposes the removal of this cementitious pointing on the brick faces and repointing where possible with lime mortar (flush joints). Another area of similar cementitious pointing across the brick faces exists on the Victorian Extension between the ground and first floor levels and would also be repaired in a similar way.

This part of the scheme is considered to be a heritage benefit that sustains the significance of the listed building.

Rear Range's Eastern Elevation

New Double French Doors

Figure 5.3 also tells us that the eastern elevation of this range had a ground floor doorway in 1830, located towards the southern side of the eastern elevation. We can see a flat head of red rowlock bond brickwork in this approximate location today, which appears to indicate the location of the former doorway (see Figure 5.55).

The existing single leaf door in the existing doorway and steelwork above, would be removed and the opening widened where historic brickwork infill is evident. An area of brickwork would be removed to facilitate the creation of this widened doorway. The infilling of the previous door appears to be historic and likely dates to the end of the 19th century or early 20th century. The loss of the simple rowlock bond head above would also have an impact on the

7.0 Scheme Overview and Assessment of Potential Heritage Impacts

legibility of this phase of the building. A minor degree of harm is acknowledged. However, in the context of the age of the many phases of the building's history, this period and in particular this former doorway is not considered of notable significance.

This is lessened by the fact that the historic brickwork would be retained and reused on-site for brick replacements where needed. In addition the proposed French doors would be 6-pane single glazed timber French doors and have been selected to be highly sympathetic to the character of the building.

Overall, the level of harm to the significance of the listed building is considered to fall between neutral and the upper limit of less than substantial harm at the very lowest end of the spectrum.

Consolidation of Services

The eastern elevation of the rear wing is currently spoiled by numerous unsightly overflow pipes, SVPs and downpipes. A rationalization of this pipework would be undertaken to reduce the amount of pipework on this elevation. For instance the soil stack would be relocated to the North Elevation. Where redundant overflow pipes are to be removed and where the removal of SVP brackets leaves holes in the brickwork, brick replacement would be undertaken. As before this would be done using matching bricks of the same size, colour, composition and laid in matching bond in lime mortar with flush joints.

This part of the scheme is considered a heritage benefit that would sustain the significance of the listed building.

Remove Cementitious Render Surrounding Pipework

There is a small area of cementitious render to this part of the elevation. As mentioned elsewhere such cementitious render is unsightly, will possibly have led to damage to the historic brickwork faces behind and does not allow for breathability of the historic brickwork. The current render would be removed. If the brick faces are intact following these works any lime mortar repointing (flush joints) would be undertaken as needed. If the brick faces are damaged due to the cementitious render, then the affected area of brickwork would be rendered in lime render.

This part of the scheme is considered a heritage benefit that would enhance the significance of the listed building.

Brick Replacement where Bricks Have Lost their Brick Faces

As before these would be replaced with matching bricks of the same size, colour, composition and laid in matching bond in lime mortar with flush joints.

This part of the scheme is considered to be a heritage benefit that sustains the significance of the listed building.

Rear Range's Northern Elevation

Brickwork to be Repaired under Existing Window

There is a small crack in and under the brick cills. Also some edges of the bricks have been lost and large empty mortar joints are noticeable in places. Like-for-like brick replacements would be undertaken as needed in the way described earlier in Section 7 and repointing undertaken with lime mortar (flush joints).

This part of the scheme is considered to be a heritage benefit that sustains the significance of the listed building.

Cracks within Chimneystack to be Repaired as Specified by Structural Engineer

The proposed works to this part of the building are not known at present as the Structural Engineer's Report is yet to be finalised. The brickwork to the chimneystack is in evident disrepair and in some places one can see through the bricks at high level.

Care will be taken to specify sensitive repairs that safeguard the retention of the maximum extent of historic fabric possible depending on the level of intervention needed. These repairs would ensure the long term survival of this part of the building.

This part of the scheme is considered to be a notable heritage benefit that sustains the significance of the listed building.

Install Replacement Terracotta Chimneypot (and Cowl) to Stack

The stack currently does not have any chimneypots, which somewhat undermines its character. The reinstatement of traditional terracotta chimneypots with sympathetic terracotta cowls would reintroduce lost fabric to this part of the building. This is considered a sympathetic repair, using traditional materials that would enhance the significance of the listed building.

7.0 Scheme Overview and Assessment of Potential Heritage Impacts

Demolition of Existing Kitchen Wing

As discussed in Section 5 the single storey northern extension is non-descript and dates to the 1960s. Overall, we assessed this part of the building detracts from the significance of the listed building. Removal of this part of the building would therefore represent a heritage benefit.

The western elevation of the Rear Range (south of the flat-roofed single-storey 1960s extension) and the kitchen's southern elevations are historic walls that is shown on the 1851 map at Figure 4.2 and may well be earlier. They have clearly been subject to much change over time with areas rebuilt.

The scheme proposes the removal of these areas of historic brickwork. This part of the building makes a very limited contribution to the significance of the listed building. Overall, this part of the scheme would result in a very minor degree of harm to significance, falling between neutral and less than substantial harm at the very lowest end of the spectrum.

New Single Storey Rear Extension

A replacement kitchen wing is proposed. It would extend marginally further north than the existing. The listed building is characterised by the piecemeal phasing of the existing building where specific phases are distinct from one another and are legible (for the most part) from each other. The vernacular character of the rear parts of the building with its asymmetrical plan form are a defining characteristic of the listed building. In this context an asymmetrical northern elevation on the Rear Range would be entirely sympathetic with the character of the building. Matching red brick would be utilised.

The proposed replacement extension would be set under a (largely) gabled roof, matching the roof profile of the existing building. It would be finished with handmade clay tiles to match the existing property. There would be a small crown flat roof formed of leadwork with wood-cored rolls to ensure adequate space from the eaves of the main house and the ridge of the extension. The pitched roof elements would have four conservation rooflights.

On the northern side of the proposed extension would be a new white-painted timber single-glazed casement window with a brick cill. Above the window head would be formed of red bricks laid in rowlock bond to reference historic detailing of adjacent eastern elevation of kitchen.

Every effort has been made to reference the existing building and to propose sympathetic materials to the historic materials seen at the subject building. The extension is considered a noticeable improvement over the existing flat-roofed 1960s part of the existing kitchen and overall this part of the scheme is considered a heritage benefit that sustains the significance of the listed building.

Indeed, the Pre-Application Response dated 9th March 2022 comments: *“Whilst the existing floor space is to be enlarged slightly at ground floor level in doing so the existing rather incongruous late C20 single-storey flat-roofed rear extension is to be removed and replaced by a dual-pitched single-storey rear extension which will be much more sympathetic in form and appearance to the north of the building, whilst remaining readily subordinate in scale and proportionate in built footprint.”*

Rear Range's Western Elevation

Repair Brick Below Window with Like-for-like Replacements where Needed

There is a small area of brickwork below the kitchen window that has likely suffered from rising damp caused by the cementitious materials used to bed the crazy paving. Their brick faces have been lost due to frost action.

Like-for-like brick replacements would be undertaken as needed in the way described earlier in Section 7 and repointing undertaken with lime mortar (flush joints).

This part of the scheme is considered to be a heritage benefit that sustains the significance of the listed building.

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INTERNAL WORKS

All Artex Ceilings to be Carefully Removed and Replaced with Lime Plaster

The existing Artex plaster applied to the kitchen, Dining Room and Sitting Room ceilings detracts from significance. The proposed sympathetic replacement using appropriate sympathetic materials would be a heritage benefit that enhances the significance of the listed building.

Secondary Glazing

The scheme proposes the installation of secondary glazing throughout the building. Mitchell & Dickinson's Cosyglazing has been specified. This comprises the installation of plexiglass, a form of transparent acrylic glazing, as single panes over the existing windows. The glazing panel is fitted into timber frames of the existing window frames. As there are no glazing bars there is no incongruous visual jarring between the glazing bars of the external windows and the secondary glazing.

This part of the scheme has been sensitively specified, would lead to no loss of historic fabric and will improve the thermal performance of the existing building. It is considered to have a neutral impact on the significance of the listed building.

Kitchen and Breakfast Room

Existing Modern Late 20th century Kitchen Extension, Fitted Units and Floor Covering to be Removed

The existing floor covering is red clay quarry tiles sourced by the client in the late 1970s. These elements are sympathetic but are not historic fabric and are not considered to contribute towards the significance of the listed building. We understand that the room had flagstones (laid onto earth) covering the floor in the mid-late 1970s, some of which were used to line the hearth in the Sitting Room fireplace. The current tiles were fitted over concrete, which is likely leading to rising damp in the wall facing onto the covered walkway. The scheme proposes a new natural stone floor finish laid on new breathable limecrete sub floor. A low profile underfloor heating wet system is proposed.

This part of the scheme would reinstate flagstones to the kitchen area, which was the historic floor covering in this room. The proposed limecrete floor would also help alleviate a current area of disrepair. It is considered a heritage benefit that would sustain the significance of the listed building.

The fitted kitchen units are formed of oak and were custom made for the present owner in the late 1970s. They are sympathetic to the character of the house but do not contribute towards significance. Replacement high quality fitted kitchen units would be fitted in their place. This part of the scheme is considered to have a neutral impact.

Late-20th Century Mock Chimneybreast Masonry to be Removed and Existing Wall Repaired

The existing brick fireplace and chimneybreast date to the late 1970s (laid in stretcher bond). This modern chimneybreast is in fact not needed due to the external nature of the historic stack, it disrupts the configuration of the room blurring legibility, and no ventilation grille was included so the stack may be in disrepair due to a lack of ventilation over several decades. The current modern chimneybreast therefore is considered to detract from significance. The removal of this element and the re-exposing of the historic fireplace behind is considered a heritage benefit that would enhance the significance of the listed building.

Existing Boiler Room Door to be Replaced with Jib Door Formed from Tongue & Groove Panelling.

The existing boarded timber door is ledged and has black metal hinges and door furniture. It is sympathetic to the character of the building but appears modern and not in itself of heritage value. The proposed replacement formed of timber tongue and groove panelling would sit just as comfortably alongside the historic fabric.

This part of the scheme is considered to have a neutral impact on the significance of the listed building.

Existing Timber Beam and Secondary Timbers to be Removed

We can see from a review of the ceiling beams in the room that the ceiling was once marginally lower. The mortise joints for the joists and beams can be seen on the beam that lies at the top of the dividing wall between the Breakfast Room and the Dining Room. We know therefore that the existing ceiling is not original. Moreover, the present owner distressed the current beam in the 1970s.

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The Structural Engineer's report as discussed has not as yet been finalised. Assuming their report shows that this ceiling beam and its secondary timbers are not needed structurally to support the first floor there would be no heritage impact here. We can see that this ceiling is not original, the secondary timbers are faux historic and the plaster is unsympathetic. The age of the beam itself is not known but is not thought to be original as discussed.

This part of the scheme is considered to have a neutral impact on the significance of the listed building.

Existing Wall Carefully Removed and New Steel Support for Dining Room Ceiling to be Installed

The scheme proposes the removal of the wall between the Breakfast Room and the Dining Room. This wall is historic as can be seen from the ground floor ceiling beam that is visible from both rooms. As discussed the ceilings in both rooms appear to have been lowered previously compared to their present positions. This part of the proposals will be checked in due course by the scheme's Structural Engineer. The latter will check whether the first floor accommodation can be adequately supported on those ground floor walls that would remain.

The impact of this element of the scheme has been reduced by the retention of the historic ceiling beam between the two rooms, Small wall nibs would be retained on ends of the existing wall so that the location of the current wall would remain legible in future once it is removed. The present boarded door in the current doorway would be retained and re-used elsewhere in the house.

A minor degree of harm to significance is acknowledged. This is considered to fall between neutral and less than substantial harm at the low end of the spectrum.

Dining Room

Late-20th Century Bricks and Vertical Timber Framing to be Carefully Removed from Dining Room and Hall Side of Fireplace

As discussed in Section 5 the chimneybreast sides are faced with buff/brown brick in stretcher bond inserted in the late 1970s as were the modern vertical timber beams on the fireplace sides. So too were the faux bread ovens. There are also alcoves with soldier bond brick heads to the eastern fireplace jamb (hall side).

These also detract from significance as they are non original and not to an original or

historic design and therefore blur legibility of significance. These elements would all be removed and the historic brickwork behind re-exposed, then lime plastered and painted.

This part of the scheme is considered a heritage benefit that would enhance the significance of the listed building.

Fitted Joinery Unit Inserted into Opening Adjacent to Chimneybreast

It is likely that there was historically a wall in this location. Blocking this space therefore does not in itself have a detrimental impact. The space is proposed to be occupied by a timber built-in set of shelves.

This part of the scheme is considered to have a neutral impact on the significance of the listed building.

Sitting Room

Late-20th Century Bread Oven Doors to be Carefully Removed

As discussed above with the Dining Room the existing bread ovens are faux, having been installed in the 1970s. These blur the legibility of the house's significance as they are conjectural and not based on any evidence of bread ovens in this location, nor of their former design/configuration (if present).

The bread ovens would then be infilled with reclaimed buff/brown bricks, laid in lime mortar. The brickwork would be laid in matching bond to the existing brickwork on the southern (sitting room) side of the fireplace.

This part of the scheme would be a heritage benefit that would enhance the significance of the listed building.

Reopen Doorway between Sitting Room and Snooker Room

We know from Section 5 that there was historically a doorway in this location. The present infilling is formed from sand and cement and detracts from significance. Reinstating this doorway would reinstate the former historic configuration of these rooms and is considered a heritage benefit that would enhance the significance of the listed building.

Infilling of Existing Doorway between Sitting Room and Snooker Room

We know from Section 5 that this doorway is modern and the current timber

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lintel dates to the late 20th century. This doorway would be infilled and the existing lintel removed so that evidence of this former doorway is also removed. The doorway would be infilled with timber framing, fibreboard and lime plastered.

This part of the scheme would reinstate the historic configuration of this part of the house, and is considered a heritage benefit that would enhance the significance of the listed building.

Late-20th Century Decorative Timber Framing and Decorative Brickwork Infill to be Removed

In the late 20th century the walls to the western side were clad with reclaimed buff brick in soldier bond and faux timber posts and rails inserted seeking to appear as part of the historic timber framing. The original room was timber framed. The original parts are likely encased in brickwork on the western wall and partially exposed on the eastern wall. The late 20th century brickwork and infill timber members blur legibility and detract from significance. These elements would be removed as part of the scheme proposals.

The removal works would likely re-expose the original timber frame of this part of the building. The original timber frame would be left exposed to view. The infill elements would replastered with lime plaster and painted.

This part of the scheme is considered a heritage benefit that would enhance the significance of the listed building.

Snooker Room

Red Quarry Tiles to be Removed and Replaced with Floorboards to Match Existing

The floor adjoining the front door contains a small section of terracotta and black coloured tiles, typical of the end of the Victorian and Edwardian periods. These were likely installed when the current entrance was installed and the front faux gabled dormers installed. They contribute towards significance but only to a limited degree. Their removal would cause a minor degree of harm to significance. This has been reduced by the specification of reclaimed timber floorboards to be fitted in their place, of matching width as the existing floorboards in the remainder of the room. These would be surface nailed as per the existing floorboards.

This part of the scheme would cause a minor degree of harm to the significance of the listed building. However, it is very limited as these tiles are a relatively recent

additions in the history of the house. The harm is considered to fall at the lowest end of the spectrum between neutral and less than substantial harm at the very lowest end of the spectrum.

Moulded Timber Architrave Proposed on Existing Door (Entrance Hall Side to Match Music Room Side) Opening

The scheme proposes the installation of a matching timber door architrave to this opening to that seen on the Music Room side of the same doorway. The architrave would be formed of high density pine and would match the profile of the architrave to this opening to that seen on the Music Room side of the same doorway.

The door frame (rather than timber framing forming part of the wall) are modern and were installed by the present owners. This element is not considered to contribute towards significance. The proposed architrave would be fitted over this modern doorframe.

This part of the scheme is considered to have a neutral impact on the significance of the listed building.

Music Room

Existing Door on Northern Wall Set to be carefully Removed and Set Aside for Reuse

On the northern side of the room is a doorway which used to be an external doorway, before the outshut extension was built in the 18th century approximately. This doorway has been bricked in to the northern side, and the northern side of that infilling bricked over again with reclaimed Imperial bricks. The doorway itself comprises a 18th century timber architrave, and a 6-panelled door hung on 18th century H-L hinges.

All these elements are proposed to be removed. The impact would be reduced by their careful removal and re-use elsewhere in the building. Removal of this element would partially obscure the existing legibility of this doorway as one of the original/historic rear doorways of the original 17th century building.

A minor degree of harm to significance remains, however, considered to fall between neutral and less than substantial harm at the lowest end of the spectrum.

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Existing Hatch and Timber Lintel (hall side) within Wall to be Removed and Panelling Made Good

To the western side of the northern wall is a pair of 1960s service hatch doors that were presumably used as a delivery hatch to the room. This suggests this room once served as a dining room. These hatch doors are commonplace additions of the time and of no particular quality and considered not to contribute towards significance.

The hatch is proposed to be removed. Panelling would be reinstated on the Music Room side, matching the timber type, profile and configuration of the existing panelling. On the hallway side the wall the wall would be lime plastered and painted.

This part of the scheme is considered a heritage benefit that would enhance the significance of the listed building.

Existing Fireplace to be Reopened and Installation of a Reclaimed Chimneypiece and Firegrate

The scheme proposes to recommission the existing (historic) fireplace. The room currently contains a modern reproduction timber Neo-Classical chimneypiece. There is no historic firegrate within, with the opening blanked and mostly blocked-in behind with breeze blocks.

The specification of the replacement chimneypiece and firegrate have not been finalised. However, a chimneypiece and firegrate are proposed appropriate for the original use of the room, its floor level, in a style appropriate to the decorative period of the room and its status in the house. Reclaimed examples would be sourced if possible, with new examples being a fall back position.

This part of the scheme is considered a heritage benefit that would enhance the significance of the listed building.

Flooring to be Repaired

The existing floor levels in this room are varied towards the southern side owing to some settlement in ground levels. The existing floorboards towards the southern side would need to be lifted to diagnose the cause for this settlement. Once the cause for this settlement has been resolved, the boards would be reinstated, each in their original place, surface nailed with hand wrought nails as per the status quo.

This part of the scheme would have a neutral impact on the significance of the listed

building.

Office

Doorcase to be Reinstated On Southern Side of Room

The modern faux archway above the current (southern) doorway would be removed. The cornice above would be retained, which matches the example seen above the doorway into the room (Office side of doorway). The scheme proposes the reinstatement of a matching architrave to the doorway into the room (again Office side of the room) with a matching profile and formed of high density pine.

This part of the scheme would reinstate lost detailing using sympathetic materials. It is considered a heritage benefit that would enhance the significance of the listed building.

Late-20th Century Flooring to be Carefully Removed and Existing Floorboards Below Made Good

The existing modern floorboards are to be removed. Any missing or damaged historic floorboards below would be replaced with matching reclaimed boards of the same width, which would be surface nailed.

This part of the scheme would repair the historic floorboards in the room and would remove the modern, higher floorboards currently fitted above the historic boards. It is considered a heritage benefit that would enhance the significance of the listed building.

Hallway

Early-20th Century Brick Infill to be Removed and Replastered

The brickwork on the southern side of this wall is modern and of no heritage value. It would be removed, leaving the historic timber framing in place and exposed to view (as it is at present). The areas of the wall that are covered with bricks would be built forward with fibreboard if needed, and then lime plastered and painted.

This part of the scheme would improve the legibility of the building's phasing and is considered a heritage benefit that would enhance the significance of the listed building.

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Victorian Extension

Early-20th Century Existing Door Set to be Carefully Removed and Opening to be Made Good

The existing doorway, door and architraves would be removed as part of the scheme proposals. These elements date to the early 20th century and so only contribute to a limited degree to the significance of the listed building in the context of the age of the building. A new sliding timber door would be installed.

This part of the scheme would result in a minor degree of harm to the significance of the listed building, likely falling between neutral and less than substantial harm at the very lowest end of the spectrum.

Remove Victorian Floorboards in Utility Room

This room has a boarded floor that dates to approximately 1883 when the Victorian Extension was built. These boards are of consistent widths, and are surface nailed with hand forged nails.

The scheme proposes their removal. The impact would be reduced by their careful removal, so that they can re-used elsewhere in the house. For example if they are of a similar width as those in the Snooker Room, these could be used to replace the area of tiling proposed to be removed.

A minor degree of harm to significance is acknowledged, considered to fall between neutral and less than substantial harm at the very lowest end of the spectrum.

Late-20th Century Sanitaryware to be Removed

The existing W.C. appears to date to the early 20th century and so only contributes to a limited degree to the significance of the listed building in the context of the age of the building.

This part of the scheme would result in a minor degree of harm to the significance of the listed building, likely falling between neutral and less than substantial harm at the very lowest end of the spectrum.

Ceiling Laths to be Repaired and Lime Plastered

The existing ceiling comprises laths and plaster and has been exposed to view due to a leak in recent times. The scheme proposes like-for-like lath replacements and

replastering the ceiling with lime plaster. This part of the scheme would utilise sympathetic traditional materials and is considered a heritage benefit that would sustain the significance of the listed building.

Existing Concrete Slab in W.C. to be Removed and New Substrate Proposed with Natural Stone Finish

The scheme proposes the removal of the existing concrete floor which is of no heritage value. In fact it is not compatible with the behavioural characteristics of traditional building materials and may be causing rising damp. This will be removed and a new substrate of limecrete installed. New natural stone would fitted over as the finished surface.

This part of the scheme is considered a heritage benefit that would sustain the significance of the listed building.

Rear Corridor

Late-20th Century Stair to be Carefully Removed and Brick Inserts Set into Timber Framing Adjacent Wall to be carefully Removed

The existing staircase dates to the last 20 years approximately and is of no heritage value. Owing to the surrounding wall configuration there is currently extremely low head room in some areas one moves up and down the staircase. For this reason an amended configuration has been proposed. The design of the replacement staircase has not been finalised at present. Assuming the staircase is completed using high grade materials to a high level of detail, this part of the scheme would have a neutral impact on the significance of the listed building.

The brickwork on the southern side of this wall is modern and of no heritage value. It would be removed, leaving the historic timber framing in place and exposed to view (as it is at present). The areas of the wall that are covered with bricks currently, would then be lime plastered and painted.

This part of the scheme would improve the legibility of the building's phasing and is considered a heritage benefit that would enhance the significance of the listed building.

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Late-20th Century Door Reveal to be Carefully Removed and Adjacent Walls to be Made Good and Decorated to Match Adjacent

Between the Rear Corridor and the Mid C20 Staircase is a modern doorway created by the present owners. This area was previously a corridor. The timber framing to this doorway are not connected to the historic timber frame and is clearly a modern cosmetic addition. The brick infill above the doorway is also a late 1970s addition to distress this addition. This modern timber framing and infill brickwork are both considered to detract from significance as they blur the legibility of the building's historic fabric.

The scheme proposes the removal of these elements, which is considered a heritage benefit that would enhance the significance of the listed building.

First Floor

Staircase

Small Area of Landing Formed in the Late-20th Century to be Removed

A raised area of floorboards, and modern floor structure between the boards and the main first floor floor structure, were installed in the last 20 years. We understand these were installed to conceal pipework at the time but are of no heritage value. The scheme proposes the removal of these modern installations. The floor structure below this modern area of raised floor would also be removed. The latter dates to following Application Reference PLAN/2004/1048 and is of no heritage value.

This part of the scheme would have a neutral impact on the significance of the listed building.

Bathroom and Adjoining W.C.

Remove Painted Fibreboard Ceiling

We know that the existing ceiling in the bathroom is modern in composition and sits over the uppermost part of the window's architrave. Removing the existing ceiling, and raising its height as proposed, would allow for the window architrave's former proportions to be exposed fully to view. It would also increase the bathroom's floor to ceiling heights more towards its historic proportions.

A like-for-like replacement fibreboard ceiling is proposed.

Overall, this part of the proposals is considered a heritage benefit that would enhance the significance of the listed building.

All 20th Century Sanitaryware to be removed

All existing fittings are modern and of no heritage value. Their replacement is considered to have a neutral impact on the significance of the listed building.

Existing Late-20th Century Ceiling Hatch to be Removed

This hatch dates to the late 20th century and dates to prior to the conversion of the loft. As access is no longer required via this route owing to stair access to loft, the hatch is proposed to be removed and infilled. This part of the ceiling is similarly proposed to be infilled with fibreboard.

Overall, this part of the scheme is considered to have a neutral impact on the significance of the listed building.

Georgian Stairwell

Repair and Refurbishment of Stairs

At present the Georgian Staircase has several areas of disrepair. The repair strategy will likely partly revolve around the Structural Engineer's report on the staircase and this Georgian extension generally, which has evident structural problems.

The repairs identified to date include the:

- Repair of staircase balusters at first floor level by replacing missing timber;
- Repair separation of staircase panelling between skirting boards and dado rail;
- Repair cracks on northern wall and damp to wall; and
- Repair ceiling cornice that is cracked in places and also has become separated from the walls in places.

Assuming the repair works are specified in due course to be undertaken in a minimally invasive way, using traditional materials, this part of the scheme is considered a heritage benefit that would sustain the significance of the listed building.

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Eastern Bedroom

Joinery within Existing Cupboards and Partition to be Carefully Removed

The cupboard doorway on the northern side used to form a doorway into the adjoining Centre-East Bedroom. The division between the two rooms today is formed by boarding that appears to date from the turn of the 20th century. This boarding is not considered to form part of a notable phase of alterations within the building and are not of such quality so as to contribute towards significance.

The removal of this joinery is therefore considered to have a neutral impact on the significance of the listed building.

The scheme also proposes the installation of a 'Jack and Jill' bathroom to be used by the Eastern Bedroom and also Bedroom 2. This part of the floor plan was once a doorway/short corridor as discussed and so its current use as a cupboard is not considered to contribute towards significance. The installation of a bathroom, an ancillary use to the existing bedrooms either side, is considered an appropriate alternative use.

This part of the scheme is considered to have a neutral impact on the significance of the listed building.

Centre-East Bedroom (Bedroom 2)

Existing Door Set Carefully Removed and New Jib Door Inserted

The doorway into the cupboard adjacent to the Eastern Bedroom contains a Georgian 2-panelled door hung on H-L hinges and surrounded by a moulded timber architrave from the Victorian period. The door has a rim lock and a brass door knob. All these elements would be carefully removed to be reused elsewhere in the building, which would reduce the impact of their removal somewhat. A replacement pine jib door would be introduced.

A minor degree of harm to significance remains, considered to fall between neutral and the upper limit of substantial harm at the very lowest end of the spectrum.

Existing Sink Removed

To the north-western side of the room is a 1950s-60s sink unit of no heritage value. The scheme proposes its removal, which would have a neutral impact on the significance of the listed building.

Cornice and Ceiling to be Repaired and Redecorated

The scheme proposes the repair of the cornice, ceiling and wall on the southern wall where damp has penetrated, possibly due to a guttering blockage. This damp problem appears historic rather than ongoing.

Like-for-like lath and plaster would be utilised on the ceiling. For the cornice like-for-like repairs would be undertaken to splice in timber with the same profile as the existing cornice, and formed of high density pine.

This part of the scheme is a heritage benefit that would sustain the significance of the listed building.

Centre-West Bedroom (Bedroom 3)

Existing Sink Removed

To the north-western side of the room is a 1950s-60s sink unit of no heritage value. The scheme proposes its removal, which would have a neutral impact on the significance of the listed building.

Existing Late-20th Century Cupboard Door Set to be carefully Removed and New Jib Door to be Inserted

This door serves an understairs cupboard. The cupboard and the stairs were introduced in the early 21st century and are of no heritage value. This part of the scheme is considered to have a neutral impact on the significance of the listed building.

Western Bedroom

Timber Boxing Around Existing Structural Beam to be carefully Removed

This beam has been lined to the sides and underside with chipboard or the like. We understand that the historic timber beam above was in significant disrepair in the late 1970s and was replaced by a RSJ and then the timber beam pinned to the underside and then the combination lined as described. As seen today this central beam extends across the top of the western window's architrave and sits visually rather awkwardly. The low-grade chipboard lining is unsightly and part of it has become detached adjacent to the western window.

The specification of this part of the scheme is not known and is still to be confirmed by the Structural Engineer. The works could range from the 'do

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nothing' option, to improving the appearance of the beam by slightly reducing the boxing out element, to more intrusive works such as works to the steel beam/timber beam.

If works are undertaken, assuming they are sympathetically undertaken, maximizing the retention of historic fabric, they would be considered to be a heritage benefit that would sustain the significance of the listed building.

Remove Late-20th Century Timber Boards Laid on Top of Existing Floorboards

The existing modern floorboards are to be removed. Any missing or damaged historic floorboards below would be replaced with matching reclaimed boards of the same age and same width as those that survive beneath (e.g. in the bedroom cupboard), and would be surface nailed.

This part of the scheme would repair the historic floorboards in the room and would remove the modern, higher floorboards currently fitted above the historic boards. It is considered a heritage benefit that would enhance the listed building's significance.

New Firegrate to be Inserted within Existing Chimneypiece

The specification of this scheme element is not finalised. However, a firegrate is proposed appropriate for the original use of the room, its floor level, in a style appropriate to the decorative period of the room and its status in the house. A reclaimed example would be sourced if possible, with a new example being a fall back position. Once the modern floorboards have been removed, a new hearth might also be required.

This part of the scheme would reintroduce period appropriate detailing using sympathetic materials. It is considered a heritage benefit that would enhance the significance of the listed building.

Create a Larger Wardrobe by Including Some of Open Clothes Storage Space in Master Bedroom

The scheme proposes moving the wardrobe wall in the Western Bedroom further into the Main Bedroom. At present this area of the Master Bedroom is utilised as an open wardrobe and so no historic fabric would be lost by this proposal. It would, however, somewhat blur the legibility of the front range of the building and the Rear Range. The chimneybreast in the Master Bedroom as a result would be less prominent.

This part of the scheme would result in a minor degree of harm to the significance of the listed building, likely falling between neutral and less than substantial harm at the very lowest end of the spectrum.

Master Bedroom

All 20th Century Sanitaryware to be Carefully Removed

The bathroom contains generic mid-late 20th century bathroom fittings of no heritage value. The removal of these elements is considered to have a neutral impact on the significance of the listed building.

Late-20th Century Decorative Timber framing Inserted into Partition to be Carefully Removed, Wall Plaster to be Retained and Infilled where Required

The timber members proposed to be removed are those marked in red at Figures 5.191 and 5.192. These modern members blur legibility of the historic building as they appear historic. Their removal will enhance the legibility of the building's construction and its significance.

This part of the scheme is considered a heritage benefit that would enhance the significance of the listed building.

Late-20th Century Decorative Timber Framing (vertical posts only) on Central Truss to be Carefully Removed

The timber members proposed to be removed are those marked in red at Figure 5.187. These members blur legibility of the historic building as they appear historic. Their removal will enhance the legibility of the building's construction and its significance. The acceptability of removing these elements from a structural perspective will be confirmed in due course by the scheme's Structural Engineer to ensure the remaining structure would have sufficient strength to support the roof loads.

As part of the Structural Engineer's review, thought will be given to whether the Queen Post truss closest to the Mid C20 Staircase, which has had both its braces removed, requires the reinstatement of braces.

This part of the scheme is considered a heritage benefit that would enhance the significance of the listed building.

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New Floor Raised in Master Bedroom (Bedroom Part Only)

The floor above the Dining Room would be strengthened, subject to the Structural Engineer's advice. The floor level of the Bedroom element of the Master Bedroom would be raised to align with adjacent 'Master Dressing' area (retaining 17th Century joists below, with new structure inserted within the new raised portion of the floor) and a new step up formed when entering bedroom.

None of the existing timber floorboards are historic. The scheme proposes a new timber boarded floor to match the existing.

This part of the scheme would have a neutral impact on the significance of the listed building.

New Ceiling to be Inserted at High Level in line with Purlins of Existing Trusses

This is to allow improved heating of the Master Bedroom, which is a cavernous room at present. The ceiling would be formed of fibreboard. The ceiling would still allow for the vast majority of the roof structure's timber members to remain visible, including the wind braces.

This part of the scheme is considered to have a neutral impact on the significance of the listed building.

New Tiled Floor Finish to be Laid Over Electric Mat Underfloor Heating

The underfloor heating has been specified to be of the electric mat format to safeguard against any leaks that might occur from the liquid form of underfloor heating. Underfloor heating would also mean that no radiators would need to be fixed to the walls in this part of the room.

This part of the scheme has been carefully specified and would have a neutral impact on the significance of the listed building.

Former Meat Curing Hatch

The present open doorway is shown at Figure 5.190. The scheme proposes a blanking panel to be inserted here to improve the thermal efficiency of the room and also for aesthetic reasons. The presence of an opening in this location would be maintained from within the bedroom so as not to blur the legibility of this phase of the building.

This part of the scheme is considered to have a neutral impact on the significance of the listed building.

Rear Corridor

Existing Wallpapered Fibreboard Ceiling to be Removed and Replastered

The existing ceiling in this corridor is of no heritage value. The existing ceiling would be removed, a new fibreboard ceiling installed, lime plastered and painted.

This part of the scheme would have a neutral impact on the significance of the listed building.

Late-20th Century Faux Timber Framing to be Carefully Removed

On the southern side of this corridor the house used to have Victorian moulded timber architraves to the doorways on the corridor sides of the doors until the late 1970s. These matched those present on the internal side of the Western Bedroom and Centre-West Bedroom. Therefore all the timber framing to the southern wall of the corridor (including posts, rails and lintels) is modern faux framing inserted by the present owners, except for the historic timber posts either side of the new corridor to the loft staircase and the doorway into the Western Bedroom. Please see Figures 5.148 and 5.149.

The modern timber framing referred to is proud of the walls as it is a surface finish applied as a modern representation of this area, rather than being flush with the walls as one would expect with historic timber framing. Figure 5.151 shows one section of this modern timber that has split showing the wall behind, and therefore showing how shallow a depth the timber members are. These modern areas of faux timber framing are considered to blur the legibility of the building's significance and detract from significance.

The scheme proposes their removal, and the replastering of the walls (lime plaster). This part of the scheme would much improve the legibility of the phasing of the building. It is considered a heritage benefit that would enhance the significance of the listed building.

The scheme also proposes that all doors on the southern side of the hall will have architraves reinstated on the hall side of each doorway to match existing architraves on the bedroom side of the doorways into the Western Bedroom and Centre-West Bedroom.

This part of the scheme would reinstate lost detailing in this part of the

7.0 Scheme Overview and Assessment of Potential Heritage Impacts

building, reintroducing a sense of cohesion in the door architrave on both sides of the southern hallway doorways. This part of the scheme is considered a heritage benefit that would enhance the significance of the listed building.

Plaster to be Carefully Removed on the Hall Side in Front of Historic Window

A 17th century mullioned window survives within the current bathroom. The scheme proposes revealing the hall side of this window frame and its mullions. The former openings between the window frame and its mullions would remain infilled with a breathable material and plastered.

This part of the scheme would better reveal the phasing and significance of this part of the building. It is considered a heritage benefit that would enhance the significance of the listed building.

Overall Summary for Whitfield Court

In the detailed Assessment of Impact in this section there have been varying impacts. The vast majority of works falling into either heritage benefits that would sustain the significance of the listed building (appropriate repairs or minor alterations using appropriate materials, in an appropriate manner to an appropriate specification) or heritage benefits that would enhance the significance of the listed building (elements that would reinstate lost detailing, plan form or otherwise improve the ability to understand the significance of the listed building). There are also some elements that are considered to have a neutral impact on the significance of the listed building.

There are only a handful of scheme elements that would cause a minor degree of harm to significance; namely: the loss of historic brickwork and a door head in the installation of new double French doors on the Rear Range's Eastern Elevation, occupying part of the Master Bedroom for an enlarged Western Bedroom cupboard, the loss of historic wall elements on the southern and western side of the existing kitchen, the removal of the existing wall between the Dining Room and Breakfast Room, the removal of the area of quarry tiles in the Snooker Room, the removal of the Victorian floorboards in the Utility Room, removal of the Victorian door and its architrave between the Utility Room and W.C., removal of the historic door its architrave and door furniture on the northern side of the Music Room, removal of the early 20th Century W.C. in the Victorian Extension, and the removal of the Georgian door and its architrave in Bedroom 2.

Set against these are a lengthy list of important heritage benefits, including structural

repairs to various parts of the building, such as the Georgian Stair Core, the northern external stack on the Rear Range and the ceiling above the Dining Room.

Overall, the scheme, when the heritage benefits and heritage harm are taken into account would vastly enhance the significance of the listed building. Indeed, the Pre-Application Response of 9th March 2022 commented: *“Overall, it is considered that the proposed works would have a positive impact upon the significance and special interest of the subject Grade II* listed building....”*.

Lower Knaphill Conservation Area and Barn 50 yards west of Whitfield Court (Grade II listed)

As discussed the scheme is predominantly overwhelming positive from a heritage perspective, in particular externally. There are only two areas of very limited harm to the significance of Whitfield Court externally, namely the loss of historic brickwork and a door head in the installation of new double French doors on the Rear Range's Eastern Elevation; and the demolition of the historic southern part of the kitchen's western wall and its southern elevation. Neither of these elements is visible from the listed barn, nor from the remainder of the conservation area.

Set against the numerous and sizeable heritage benefits that are also proposed externally, overall the contribution Whitfield Court makes to the significance of the Barn via setting would be much enhanced.

As regards the conservation area, the Site forms one of two of the earliest buildings in the conservation area (17th century) together with Inwoods (16th century). It also forms a focal building in the conservation area, has local landmark value due to its prominent position at the junction of Barrs Lane and Littlewick Lane and forms the best preserved former farmhouse with associated farm buildings in the conservation area. It therefore makes a highly positive contribution towards the character and appearance of the conservation area.

For the reasons discussed above, overall the contribution Whitfield Court makes to the character and appearance of the conservation area would be much enhanced. The scheme would therefore enhance the character and appearance of the conservation area.

7.0 Scheme Overview and Assessment of Potential Heritage Impacts

A similar conclusion is reached in the Pre-Application Response of 9th March 2022, which commented: *“Overall, it is considered that the proposed works would have a positive effect on the setting of the adjacent Grade II listed barn to the west and would enhance the character and appearance of the Lower Knaphill Conservation Area”*

7.3 Scheme Assessment Against Legislation and Policy

Legislation

The Planning (Listed Buildings and Conservation Areas) Act 1990

In determining such applications the following duty is placed upon the decision maker: *“Section 16(2) In considering whether to grant listed building consent for any works the local planning authority, or as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”*

We have assessed in this Section that the scheme overall would enhance the significance of the subject listed building, Whitfield Court (Grade II* listed). The scheme would therefore accord with Section 16 of the Act.

Section 66 contains a statutory duty which states: *“In considering whether to grant planning permission ... for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”*

Having assessed the scheme as a whole, we have concluded in our report that the scheme would enhance the significance of Barn 50 yards west of Whitfield Court (Grade II listed) via setting. The scheme would therefore accord with Section 66 of the Act.

The Planning (Listed Buildings and Conservation Areas) Act (1990) sets out regarding applications for planning permission within conservation areas that: *“s.72(1) In the exercise, with respect to any buildings or other land in a conservation area, of any powers under any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”*

We have concluded in our report that the scheme would enhance the character and appearance of the Lower Knaphill Conservation Area. The scheme would therefore comply with Section 72 of the Act.

National Policy and Guidance: NPPF and NPPG

In line with Paragraph 194 of the NPPF, the significance of the potentially affected heritage assets has been outlined in Section 5 and 6 of this Heritage Statement, including any contribution made by setting to the significance of the identified heritage assets.

In Section 7 we have also undertaken an assessment of the potential heritage impacts of the proposed scheme. We have shown in our detailed Assessment of Heritage Impacts how the scheme has sought to minimise any heritage impacts and therefore satisfies Paragraph 195 of the NPPF. The design process has taken account of the key heritage principles of paragraph 197 and 199 of the NPPF. Clear justifications for those elements of the scheme likely to have a heritage impact, are also provided in the Assessment of Heritage Impacts (Section 7), as required under Paragraph 200 of the NPPF.

Having assessed the scheme as a whole, we have concluded in our report that the scheme, when taken as a whole, would enhance the significance of the subject listed building, Whitfield Court (Grade II* listed), would enhance the significance of Barn 50 yards west of Whitfield Court (Grade II listed) via setting and would enhance the character and appearance of the Lower Knaphill Conservation Area. NPPF paragraphs in relation to harm to heritage assets do not apply therefore including Paragraphs 199-203.

Local Policy

For the reasons outlined above the scheme would comply with Woking Core Strategy (October 2012) Policy CS20: Heritage and Conservation and Development Management Policies Development Plan Document (2016) Policy DM20: Heritage assets and their settings.

8.0 Summary and Conclusions

This Heritage Statement has been produced by Built Heritage Consultancy to accompany applications for listed building consent and planning permission for a collection of minor internal and external alterations at Whitfield Court, Littlewick Road, Knaphill, Woking. GU21 2JU.

This Heritage Statement has assessed the significance of any on-site heritage assets and any in the surrounding area that might potentially be affected by the scheme proposals. It has also assessed the potential heritage impacts on the identified heritage assets in light of the proposed scheme.

Legislation

The Planning (Listed Buildings and Conservation Areas) Act 1990

We have assessed in this Section that the scheme overall would enhance the significance of the subject listed building, Whitfield Court (Grade II* listed). The scheme would therefore accord with Section 16 of the Act.

Having assessed the scheme as a whole, we have concluded in our report that the scheme would enhance the significance of Barn 50 yards west of Whitfield Court (Grade II listed) via setting. The scheme would therefore accord with Section 66 of the Act.

We have also concluded the scheme would enhance the character and appearance of the Lower Knaphill Conservation Area. The scheme would therefore comply with Section 72 of the Act.

National Policy and Guidance: NPPF and NPPG

In line with Paragraph 194 of the NPPF, the significance of the potentially affected heritage assets has been outlined in Section 5 and 6 of this Heritage Statement, including any contribution made by setting to the significance of the identified heritage assets.

In Section 7 we have also undertaken an assessment of the potential heritage impacts of the proposed scheme. We have shown in our detailed Assessment of Heritage Impacts how the scheme has sought to minimise any heritage impacts and therefore satisfies Paragraph 195 of the NPPF. The design process has taken account of the key heritage principles of paragraph 197 and 199 of the NPPF. Clear justifications for those elements of the scheme likely to have a heritage impact, are also provided in the

Assessment of Heritage Impacts (Section 7), as required under Paragraph 200 of the NPPF.

Having assessed the scheme as a whole, we have concluded in our report that the scheme, when taken as a whole, would enhance the significance of the subject listed building, Whitfield Court (Grade II* listed), would enhance the significance of Barn 50 yards west of Whitfield Court (Grade II listed) via setting and would enhance the character and appearance of the Lower Knaphill Conservation Area. NPPF paragraphs in relation to harm to heritage assets do not apply therefore including Paragraphs 199-203.

Local Policy

For the reasons outlined above the scheme would comply with Woking Core Strategy (October 2012) Policy CS20: Heritage and Conservation and Development Management Policies Development Plan Document (2016) Policy DM20: Heritage assets and their settings.

Appendices: Appendix 1: Bibliography

This Heritage Statement has been produced predominantly using the sources listed below. Please also note the Historic England list entries provided at **Appendix 2** and the Legislation, Policy and Guidance set out in **Appendix 3**.

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Appendices: Appendix 2: Historic England List Entries

WHITFIELD COURT

Overview

Heritage Category: Listed Building

Grade: II*

List Entry Number: 1236585

Date first listed: 30-Mar-1979

Statutory Address: WHITFIELD COURT, LITTLEWICK ROAD

Location

Statutory Address: WHITFIELD COURT, LITTLEWICK ROAD

The building or site itself may lie within the boundary of more than one authority.

County: Surrey

District: Woking (District Authority)

National Grid Reference: SU 97139 59280

Details

SU 95NE BOROUGH OF WOKING LITTLEWICK ROAD

5/86 Whitfield Court 30/3/79 GV II*

House. C16, remodelled in C18 and extended in late C19. Timber frame core, brick exterior, C19 plain tiled roofs with ridge stacks and end stack to rear. 3 framed bays and lobby entrance to original house, rear service range and staircase addition forming L shape plan. 2 storeys, dentilled eaves, sash windows to street front, 4 across the first floor under gabled hoods on brackets; ground floor window to left in angle bay. Wooden doorcase with panelled pilasters and flat hood on console brackets to left of centre; 6 panel door with transom light. Gable ends have large central window on each floor flanked by smaller, narrower windows, now blocked; all under gauged heads, with arched brick lunettes in gables. Round arched sash window with glazing bars to staircase extension at rear; casement windows to the service range.

Interior: Panelled room with enriched C18 chimney piece in east ground floor room;

timber construction, Queen post trusses exposed in west end. Dog leg staircase with open string, twisted balusters and swept hand rail.



Appendices: Appendix 2: Historic England List Entries

BARN 50 YARDS WEST OF WHITFIELD COURT

Overview

Heritage Category: Listed Building

Grade: II

List Entry Number: 1236586

Date first listed: 30-Mar-1979

Statutory Address: BARN 50 YARDS WEST OF WHITFIELD COURT, LITTLEWICK ROAD

Location

Statutory Address: BARN 50 YARDS WEST OF WHITFIELD COURT, LITTLEWICK ROAD

The building or site itself may lie within the boundary of more than one authority.

County: Surrey

District: Woking (District Authority)

National Grid Reference: SU 97100 59257

Details

SU 95NE BOROUGH OF WOKING LITTLEWICK ROAD

5/87 Barn 50 yards west of 30/3/79 Whitfield Court

GV II

Barn. C18. Timber framed on brick plinth, weatherboarded on east side and south front gable; later C19 brick refronting with ventilation patterns on north and west fronts; half hipped plain tiled roof. Rectangular, 3 framed bays, central opposing entrance bays with double doors, those on the east side in a weatherboarded projection. Later C19 single storey addition to the south; hipped roof extension over open entrance bay to the north.

Interior: Framing visible, Queen post construction.



Appendices: Appendix 3: Legislation, Policy and Guidance

Legislation

The Planning (Listed Buildings and Conservation Areas) Act 1990

Listed Buildings

The Planning (Listed Buildings and Conservation Areas) Act 1990 provides that listed building consent is required for; *“(s.7) ... any works for the demolition of a listed building or for its alteration or extension in any manner which would affect its character as a building of special architectural or historic interest”*

In determining such applications the following duty is placed upon the decision maker: *“Section 16(2) In considering whether to grant listed building consent for any works the local planning authority, or as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”*

Section 66 contains a similar duty, which states: *“In considering whether to grant planning permission ... for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”*

Barnwell Manor Wind Energy Limited (2014)

Recent case law has added clarification to the interpretation of Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Section 66 states that special regard must be given by the authority in the exercise of planning functions to the desirability of preserving or enhancing Listed Buildings and their setting. A particularly appropriate example of upholding a S66 is in the case of West Coast Energy's proposal for five wind turbines to be installed within the setting of the Grade I listed Barnwell Manor, Northamptonshire. The National Trust advocated that the proposals would have an adverse impact upon the heritage asset's setting and, reinforced by local opposition, the proposal was rejected by East Northamptonshire District Council in 2010.

The developers won an appeal for four turbines, however, this was overturned at the High Court who said the decision was legally flawed. A subsequent Appeal to overturn the High Court ruling in was also dismissed in February 2014.

Lord Justice Sullivan held that, in enacting Section 66(1) of the Listed Buildings Act 1990, Parliament intended that the desirability of preserving the settings of listed buildings should not simply be given careful consideration by the decision-maker for the purpose of deciding whether there would be some harm. It should be given 'considerable importance and weight' when the decision-maker carried out the balancing exercise. It confirmed that 'preserving' meant doing 'no harm'. But Lord Justice Sullivan said that this created a 'strong presumption against the grant of planning permission'. It is that 'strong presumption' which made Barnwell stand out from earlier decisions.

The judgment found that the Inspector considering the appeal had not given special regard to the desirability of preserving the setting and had moved too swiftly to the balancing exercise under the NPPF.

Mordue (2015)

In *Mordue v Secretary of state for communities and local government* [2015], the claimant argued that the inspector had failed to apply the duty imposed by s.66 by neglecting to give "considerable importance and weight" to the acknowledged impact of a wind turbine on the setting of listed buildings.

The court allowed the claimant's application. The inspector had referred to the impact on listed buildings but, applying the NPPF guidance, concluded that heritage issues were outweighed by the environmental benefits. However, there was no indication of what weight the inspector had given in each case or cumulatively.

The judge felt bound to follow the judgment in *East Northamptonshire v Secretary of state for communities and local government* [2014], which placed the onus of proof on the secretary of state to demonstrate that considerable importance and weight had been given to the impact on listed buildings, rather than on the claimant to establish that the decision was legally flawed. In *Mordue*, therefore, applying the NPPF alone was not sufficient, because it did not demonstrate that the required weight had in fact been given.

Notably, it was held that paragraph 134 (now Paragraph 196 in the Revised 2019 NPPF), read together with 132 and 133 of the Framework (now Paragraphs 193-195 of the Revised 2019 NPPF), lays an approach which corresponds with the duty in section 66(1) and a decision maker who works through those paragraphs in

Appendices: Appendix 3: Legislation, Policy and Guidance

accordance with their terms, will have complied with the section 66(1) duty.

Forge Field (2014)

Despite the decision in *Barnwell Manor*, the LPAs in the Forge Field and South Lakeland cases (decided in June and November 2014 respectively) fell into the same trap of carrying out a balancing exercise in accordance with Paragraph 134 of the NPPF (now Paragraph 196 in the Revised 2019 NPPF), after concluding the relevant proposal will lead to less than substantial harm to designated heritage assets, without *demonstrably* giving “considerable importance and weight” to the desirability of preserving those heritage assets. In both cases, the High Court quashed the grant of planning permission. However, it is clear from the *Babergh* case (decided in October 2014) that provided the decision-maker demonstrably has regard to the statutory duty in section 66(1) and/or section 72(1) of the Act when carrying out the balancing exercise pursuant to Paragraph 134 of the NPPF (now Paragraph 196 as above), the Courts are unlikely to interfere with their decision unless it is so unreasonable that no reasonable person could have made it.

Steer v SSCLG (2017)

In this case the judge held, and upheld by the Court of Appeal in July 2018, that the Inspector erroneously concluded that a physical or visual connection was needed for an element to form part of the setting of a heritage asset. The inspector disregarded the existence of an historical, social and economic connection between the listed building and the site. This approach, it was held, was inconsistent with the broad meaning given to “setting” in the NPPF, the PPG and Historic England’s Historic Environment Good Practice Advice in Planning Note 3 (2017).

Conservation Areas

The Planning (Listed Buildings and Conservation Areas) Act (1990) sets out regarding applications for planning permission within conservation areas that:

“s.72(1) In the exercise, with respect to any buildings or other land in a conservation area, of any powers under any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”

There is no corresponding statutory duty to have special regard to the desirability of preserving the setting of conservation areas.

National Policy

National Planning Policy Framework (NPPF) (Revised 2021)

The Government’s guidance in relation to conserving and enhancing the historic environment is set out in Chapter 16 of the Framework. Prior to Section 16 there are also some relevant paragraphs to heritage assets that will be provided below:

“80. Planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:

- a) there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;*
- b) the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;*
- c) the development would re-use redundant or disused buildings and enhance its immediate setting;*
- d) the development would involve the subdivision of an existing residential building; or*
- e) the design is of exceptional quality, in that it: - is truly outstanding, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and - would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area.”*

“120. Planning policies and decisions should:

...c) give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land;

d) promote and support the development of under-utilised land and buildings,

Appendices: Appendix 3: Legislation, Policy and Guidance

especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively (for example converting space above shops, and building on or above service yards, car parks, lock-ups and railway infrastructure)”

“130. Planning policies and decisions should ensure that developments:

...c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities)....”

149. A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:

...c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;

d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces....”

Section 16, Conserving and Enhancing the Historic Environment, contains for the following key paragraphs:

“189. Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value.... These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

190. Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:

a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;

b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;

c) the desirability of new development making a positive contribution to local character and distinctiveness; and

d) opportunities to draw on the contribution made by the historic environment to the character of a place.

191. When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.

192. Local planning authorities should maintain or have access to a historic environment record. This should contain up-to-date evidence about the historic environment in their area and be used to:

a) assess the significance of heritage assets and the contribution they make to their environment; and

b) predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future.

193. Local planning authorities should make information about the historic environment, gathered as part of policy-making or development management, publicly accessible.

Proposals affecting heritage assets

194. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

195. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the

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available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

196. Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.

197. In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

198. In considering any applications to remove or alter a historic statue, plaque, memorial or monument (whether listed or not), local planning authorities should have regard to the importance of their retention in situ and, where appropriate, of explaining their historic and social context rather than removal.

Considering potential impacts

199. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

200. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II*

registered parks and gardens, and World Heritage Sites, should be wholly exceptional....

201. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.

202. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

203. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

204. Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

205. Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible⁶⁹. However, the

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ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

206. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

207. Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 200 or less than substantial harm under paragraph 201, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

208. Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.”

Annex 2: Glossary (Part)

“Heritage asset: A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).”

Local Policy

Woking Core Strategy (October 2012)

CS20: Heritage and conservation

This policy states:

“New development must respect and enhance the character and appearance of the area in which it is proposed whilst making the best use of the land available. New development should also make a positive contribution to the character, distinctiveness and significance of the historic environment, including heritage

assets at risk through neglect, decay or other threats. The heritage assets of the Borough will be protected and enhanced in accordance with relevant legislation and national guidance as set out in the National Planning Policy Framework. The definition of what comprises the heritage assets of the Borough is included in the Glossary and also where relevant identified on the Proposals Map. There will be a presumption against any development that will be harmful to a listed building. Alterations and extensions to listed buildings must respect the host building in terms of scale, design, use of materials, retention of the structure and any features of special historic or architectural importance. Planning applications will be refused for any alteration or extension to a listed building that will not preserve the building or its setting. A listed building consent will be required for any development that will affect a statutory listed building. On all development sites over 0.4 hectares an archaeological evaluation and investigation will be necessary if, in the opinion of the County Archaeologist, an archaeological assessment demonstrates that the site has archaeological potential. Within Areas of High Archaeological Potential (as illustrated on the Proposals Map), development will not be permitted unless the following are satisfied: Submission of an archaeological assessment of the site. Where archaeological importance of the site has been identified, a programme setting out a full archaeological survey of the site has been submitted and agreed with the Council. The Council will work proactively with all stakeholders to ensure the conservation, enhancement and enjoyment of the historic environment, including identifying opportunities to mitigate and adapt to climate change where that will not harm the integrity of the heritage asset.”

Development Management Policies Development Plan Document (2016)

DM20: Heritage assets and their settings

This policy states:

“A proposal affecting the character, appearance and/or setting of heritage assets will be required to show:

(i) that the works or development preserve and/or enhance the heritage asset and/or its setting in terms of quality of design and layout (scale, form, bulk, height, character, street pattern and features), materials (colour and texture) and historic street pattern of the area;

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(ii) how relevant features and elements that contribute to the heritage asset's significance and character will be conserved and/or reinstated if they have been lost. This includes chimneys, windows and doors, boundary treatments, original roof coverings, as well as internal features such as fireplaces, plaster cornices, doors, architraves, panelling and any walls in Listed Buildings;

(iii) where appropriate, that external elements such as street furniture, lighting and paving are sympathetically designed (further guidance is provided within the Design SPD);

(iv) that it would not have an adverse impact on views of or from the heritage asset or of the open spaces, trees or street scene which contributes positively to any asset and its setting; and

(v) that the use of the heritage asset is compatible with the conservation of its significance (i.e. uses that are not compatible with or damaging to the significance of the asset should be avoided). In appropriate cases the relaxation of policies controlling change of use may be considered to secure the retention of the building.

The Council will not permit the demolition of heritage assets except in exceptional circumstances. Where partial or total demolition of a heritage asset is permitted in exceptional circumstances, a high standard of design will be required in any replacement building. Where possible, special elements of the building should be salvaged and re-used in the development scheme. The applicant will also be required to:

(i) instigate a programme of recording of the lost asset; and

(ii) ensure the publication of that record in an appropriate form.”

Guidance

National Planning Practice Guidance (As amended)

The NPPG provides added to clarity to the interpretation of the NPPF.

Principles of Selection for Listed Buildings (2018)

The Principles for Selection of Listed Buildings sets out that a building has to be of special architectural or historic interest to be listed compiled under the Planning (Listed Buildings and Conservation Areas) Act 1990.

Listed buildings are graded to reflect their relative special architectural and historic interest.

- “Grade I buildings are of exceptional special interest;
- Grade II* buildings are particularly important buildings of more than special interest;
- Grade II buildings are of special interest, warranting every effort to preserve them.”

“The Secretary of State’s policy is to provide as much clarity as possible about where the special interest of buildings lie when listing them or revising an existing list entry. Section 1(5A) of the 1990 Act allows the Secretary of State to state definitively in a list entry if particular parts or features of the building (including any objects or structures that are fixed to it, or in its curtilage) are not part of the listed building or of special architectural or historic interest. Unless particular parts or features have been so excepted the protection conferred by listing applies to the whole of the building, not just its exterior....”

“The Secretary of State uses the following criteria when assessing whether a building is of special architectural or historic interest and therefore should be added to the statutory list:

- **Architectural Interest:** To be of special architectural interest a building must be of importance in its design, decoration or craftsmanship. Special interest may also apply to particularly significant examples of building types or techniques (e.g. buildings displaying technological innovation or virtuosity) and significant plan forms. Engineering and technological interest can be an important consideration for some buildings. For more recent buildings in particular, the functioning of the building (to the extent that this reflects on its original design and planned use, where known) will also be a consideration. Artistic distinction can also be a factor relevant to the architectural interest of buildings and objects and structures fixed to them.
- **Historic Interest:** To be able to justify special historic interest a building must illustrate important aspects of the nation’s history and / or have closely substantiated historical associations with nationally important individuals, groups or events; and the building itself in its current form will

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afford a strong connection with the valued aspect of history.”

“When making a listing decision, the Secretary of State may also take into account:

- *Group value: The extent to which the exterior of the building contributes to the architectural or historic interest of any group of buildings of which it forms part, generally known as group value. The Secretary of State will take this into account particularly where buildings comprise an important architectural or historic unity or a fine example of planning (e.g. squares, terraces or model villages) or where there is a historical functional relationship between the buildings. Sometimes group value will be achieved through a co-location of diverse buildings of different types and dates.*
- *Fixtures and features of a building and curtilage buildings: The desirability of preserving, on the grounds of its architectural or historic interest, any feature of the building consisting of a man-made object or structure fixed to the building or forming part of the land and comprised within the curtilage of the building.*
- *The character or appearance of conservation areas: In accordance with the terms of section 72 of the 1990 Act, when making listing decisions in respect of a building in a conservation area, the Secretary of State will pay special attention to the desirability of preserving or enhancing the character or appearance of that area.*

General Principles

Age and rarity:

The older a building is, and the fewer the surviving examples of its kind, the more likely it is to have special interest. The following chronology is meant as a guide to assessment; the dates are indications of likely periods of interest and are not absolute. The relevance of age and rarity will vary according to the particular type of building because for some types, dates other than those outlined below are of significance. However, the general principles used are that:

- *before 1700, all buildings that retain a significant proportion of their original fabric are likely to be regarded of special interest;*
- *from 1700 to 1850, most buildings that retain a significant proportion of their original fabric are likely to be regarded of special interest, though some*

selection is necessary;

- *from 1850 to 1945, because of the greatly increased number of buildings erected and the much larger numbers that have survived, progressively greater selection is necessary;*
- *careful selection is required for buildings from the period after 1945, another watershed for architecture.*

Buildings less than 30 years old:

Such buildings are not normally considered to be of special architectural or historic interest because they have yet to stand the test of time. It may nevertheless be appropriate to list some modern buildings despite their relatively recent construction – for example, if they demonstrate outstanding quality (generally interpreted as being equivalent to Grade I or II). The Secretary of State calculates the age of a building from the point at which the ground was first broken.*

Aesthetic merits:

The appearance of a building (both its intrinsic architectural merit or any group value) is often a key consideration in listing, but the special interest will not always be reflected in obvious external visual quality. Buildings that are important for reasons of technological or material innovation, engineering or as illustrating particular aspects of social or economic history, may have little external visual quality but can still be of special interest.

Selectivity:

Where a building qualifies for listing primarily on the strength of its special architectural interest, the fact that there are other buildings of similar or identical quality elsewhere is not likely to be a major consideration. However, a building may be listed primarily because it represents a particular historical type to ensure that examples of such a type are preserved. Listing in these circumstances is largely a comparative exercise and needs to be selective where a substantial number of buildings of a similar type and quality survive. In such cases, the Secretary of State’s policy is generally to list only the most representative or most significant examples of the type.

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National interest:

The emphasis in this document is to establish consistency in selection to ensure that not only are all buildings of strong intrinsic national architectural or historic interest included on the statutory list, but also the most significant or distinctive regional buildings that together make a major contribution to the national historic stock. For instance, the best examples of vernacular buildings will normally be listed because they illustrate the importance of distinctive local and regional building traditions. Similarly, for example, some buildings will be listed because they represent a nationally significant but localised industry, such as shoemaking in Northamptonshire or cotton production in Lancashire.

State of repair:

the general state of repair and upkeep of a building will not usually be a relevant consideration when deciding whether it meets the test of special architectural or historic interest. The Secretary of State will list a building that has been assessed as meeting the statutory criteria, irrespective of its state of repair. Loss of original fabric will however be a relevant consideration when considering special interest."

Historic England, Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (2015)

This Historic England guidance note clarifies how to assess heritage asset significance, suggested archival sources of information, it recommends best practice recording procedures and discussed unauthorised works. It is a useful resource to aid with the interpretation of the NPPF.

Cumulative Impact

Paragraph 28 states: *"The cumulative impact of incremental small-scale changes may have as great an effect on the significance of a heritage asset as a larger scale change. Where the significance of a heritage asset has been compromised in the past by unsympathetic development to the asset itself or its setting, consideration still needs to be given to whether additional change will further detract from, or can enhance, the significance of the asset in order to accord with NPPF policies. Negative change could include severing the last link to part of the history of an asset or between the asset and its original setting. Conversely, positive change could include the restoration of a building's plan form or an original designed landscape."*

Design and local distinctiveness

Paragraph 53 states: *"Both the NPPF (section 7) and PPG (section ID26) contain detail on why good design is important and how it can be achieved. In terms of the historic environment, some or all of the following factors may influence what will make the scale, height, massing, alignment, materials and proposed use of new development successful in its context:*

- *The history of the place;*
- *The relationship of the proposal to its specific site;*
- *The significance of nearby assets and the contribution of their setting, recognising that this is a dynamic concept;*
- *The general character and distinctiveness of the area in its widest sense, including the general character of local buildings, spaces, public realm and the landscape, the grain of the surroundings, which includes, for example the street pattern and plot size;*
- *The size and density of the proposal related to that of the existing and neighbouring uses;*
- *Landmarks and other built or landscape features which are key to a sense of place;*
- *The diversity or uniformity in style, construction, materials, colour, detailing, decoration and period of existing buildings and spaces;*
- *The topography;*
- *Views into, through and from the site and its surroundings;*
- *Landscape design;*
- *The current and historic uses in the area and the urban grain;*
- *The quality of the materials."*

Historic England, Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets, 2017 GPA Note 3 (Second Edition)

The stated purpose of GP3 is to set *"...out guidance, against the background of the National Planning Policy Framework (NPPF) and the related guidance given in*

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the *Planning Practice Guide (PPG)*, on managing change within the settings of heritage assets, including archaeological remains and historic buildings, sites, areas, and landscapes.

It gives general advice on understanding setting, and how it may contribute to the significance of heritage assets and allow that significance to be appreciated, as well as advice on how views contribute to setting. The suggested staged approach to taking decisions on setting can also be used to assess the contribution of views to the significance of heritage assets. The guidance has been written for local planning authorities and those proposing change to heritage assets.

It replaces *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 – 1st edition, 2015* and *Seeing the History in the View: A Method for assessing Heritage Significance within Views (English Heritage, 2011)*.”

A number of the key worthy sections are provided below for ease of reference.

“NPPF Glossary: Setting of a heritage asset

The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral (NPPF, Annex 2: Glossary).”

“PPG: What is the setting of a heritage asset and how should it be taken into account?”

The “setting of a heritage asset” is defined in the Glossary of the National Planning Policy Framework.

A thorough assessment of the impact on setting needs to take into account, and be proportionate to, the significance of the heritage asset under consideration and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.

Setting is the surroundings in which an asset is experienced, and may therefore be more extensive than its curtilage. All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not.

The extent and importance of setting is often expressed by reference to visual

considerations. Although views of or from an asset will play an important part, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places. For example, buildings that are in close proximity but are not visible from each other may have a historic or aesthetic connection that amplifies the experience of the significance of each.

The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights or an ability to access or experience that setting. This will vary over time and according to circumstance.

When assessing any application for development which may affect the setting of a heritage asset, local planning authorities may need to consider the implications of cumulative change. They may also need to consider the fact that developments which materially detract from the asset’s significance may also damage its economic viability now, or in the future, thereby threatening its on-going conservation (PPG, paragraph: 013, reference ID: 18a-013-20140306).”

Views and setting

“The contribution of setting to the significance of a heritage asset is often expressed by reference to views, a purely visual impression of an asset or place which can be static or dynamic, long, short or of lateral spread, and include a variety of views of, from, across, or including that asset.

Views which contribute more to understanding the significance of a heritage asset include:

- *those where the composition within the view was a fundamental aspect of the design or function of the heritage asset;*
- *those where town- or village-scape reveals views with unplanned or unintended beauty;*
- *those with historical associations, including viewing points and the topography of battlefields;*
- *those with cultural associations, including landscapes known historically for their picturesque and landscape beauty, those which became subjects for paintings of the English landscape tradition, and those views which have*

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otherwise become historically cherished and protected;

- *those where relationships between the asset and other heritage assets or natural features or phenomena such as solar or lunar events are particularly relevant.”*

Setting and Views – A Staged Approach to Proportionate Decision-Taking

“...The contribution made by their setting to their significance also varies. Although many settings may be enhanced by development, not all settings have the same capacity to accommodate change without harm to the significance of the heritage asset or the ability to appreciate it. This capacity may vary between designated assets of the same grade or of the same type or according to the nature of the change. It can also depend on the location of the asset: an elevated or overlooked location; a riverbank, coastal or island location; or a location within an extensive tract of flat land may increase the sensitivity of the setting (i.e. the capacity of the setting to accommodate change without harm to the heritage asset’s significance) or of views of the asset. This requires the implications of development affecting the setting of heritage assets to be considered on a case-by-case basis.

Conserving or enhancing heritage assets by taking their settings into account need not prevent change; indeed change may be positive, for instance where the setting has been compromised by poor development. Many places coincide with the setting of a heritage asset and are subject to some degree of change over time. NPPF policies, together with the guidance on their implementation in the Planning Policy Guidance (PPG), provide the framework for the consideration of change affecting the setting of undesignated and designated heritage assets as part of the decision-taking process (NPPF, paragraphs 131-135 and 137) [since amended in the Revised 2019 NPPF to 192-197 and 200 respectively]

Amongst the Government’s planning policies for the historic environment is that conservation decisions are based on a proportionate assessment of the particular significance of any heritage asset that may be affected by a proposal, including by development affecting the setting of a heritage asset. Historic England recommends the following broad approach to assessment, undertaken as a series of steps that apply proportionately to the complexity of the case, from straightforward to complex:

Step 1: Identify which heritage assets and their settings are affected

Step 2: Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated

Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it

Step 4: Explore ways to maximise enhancement and avoid or minimise harm

Step 5: Make and document the decision and monitor outcomes.”

Historic England: Conservation Area Designation, Appraisal and Management: Historic England Advice Note 1 (2016)

AN1 provides guidance to LPAs on the management of Conservation Areas. It outlines best practice for their designation and for the production of conservation area character appraisals. The latter should be academically rigorous to allow the special interest of the conservation area in question to be clearly intelligible to the reader and therefore be used as a guide to how sensitive to change relative parts of a conservation area are.

Historic England Advice Note 2: Making Changes to Heritage Assets (2016)

The stated purpose of AN2 is to illustrate: *“...the application of the policies set out in the NPPF in determining applications for planning permission and listed building consent, as well as other non-planning heritage consents, including scheduled monument consent. It provides general advice according to different categories of intervention in heritage assets, including repair, restoration, addition and alteration, as well as on works for research alone, based on the following types of heritage asset: buildings and other structures; standing remains including earthworks; buried remains and marine sites; and larger heritage assets including conservation areas, landscapes, including parks and gardens, and World Heritage Sites. It will be useful to owners, developers, local planning authorities and others in considering works to heritage assets.”*

English Heritage: Conservation Principles, Policies and Guidance – For Sustainable Management of the Historic Environment (2008)

Paragraph 31 states: *“Many heritage values are recognised by the statutory designation and regulation of significant places, where a particular value, such as ‘architectural or historic interest’ or ‘scientific interest’, is judged to be ‘special’, that is above a defined threshold of importance. Designation necessarily requires*

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the assessment of the importance of specific heritage values of a place; but decisions about its day-to-day management should take account of all the values that contribute to its significance. Moreover, the significance of a place should influence decisions about its future, whether or not it is has statutory designation.”

The values recommended to assesses in the guidance are provided below:

Evidential value

“Evidential value derives from the potential of a place to yield evidence about past human activity.”

Historical value

“Historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative.”

“Illustrative value has the power to aid interpretation of the past through making connections with, and providing insights into, past communities and their activities through shared experience of a place. The illustrative value of places tends to be greater if they incorporate the first, or only surviving, example of an innovation of consequence, whether related to design, technology or social organisation. The concept is similarly applicable to the natural heritage values of a place, for example geological strata visible in an exposure, the survival of veteran trees, or the observable interdependence of species in a particular habitat. Illustrative value is often described in relation to the subject illustrated, for example, a structural system or a machine might be said to have ‘technological value’.”

“Association with a notable family, person, event, or movement gives historical value a particular resonance. Being at the place where something momentous happened can increase and intensify understanding through linking historical accounts of events with the place where they happened – provided, of course, that the place still retains some semblance of its appearance at the time. The way in which an individual built or furnished their house, or made a garden, often provides insight into their personality, or demonstrates their political or cultural affiliations. It can suggest aspects of their character and motivation that extend, or even contradict, what they or others wrote, or are recorded as having said, at the time, and so also provide evidential value.”

Aesthetic value

“Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place.”

“Design value relates primarily to the aesthetic qualities generated by the conscious design of a building, structure or landscape as a whole. It embraces composition (form, proportions, massing, silhouette, views and vistas, circulation) and usually materials or planting, decoration or detailing, and craftsmanship. It may extend to an intellectual programme governing the design (for example, a building as an expression of the Holy Trinity), and the choice or influence of sources from which it was derived. It may be attributed to a known patron, architect, designer, gardener or craftsman (and so have associational value), or be a mature product of a vernacular tradition of building or land management. Strong indicators of importance are quality of design and execution, and innovation, particularly if influential.”

Communal value

“Communal value derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. Communal values are closely bound up with historical (particularly associative) and aesthetic values, but tend to have additional and specific aspects.”

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